



2 Moorland Avenue, Sale, M33 3FH

£385,000

www.jordanfishwick.co.uk





Jordan fishwick

- Three Bed Period Semi
- Generous Garden
- Freehold
- EPC D Rating
- No Chain
- Close to Sale Grammar School
- Council Tax Band C

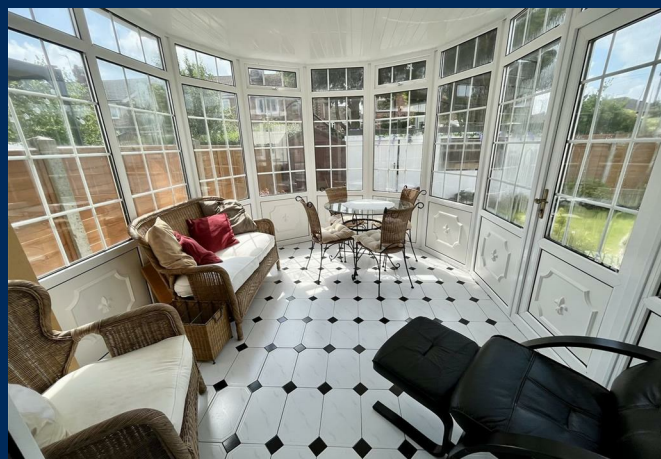
Charming three bedroom period semi detached with generous garden plot, detached garage and gated driveway.

The property is ideally located for Sale Town Centre, Sale Grammar school and the other neighbouring Trafford Schools. The well balanced accommodation briefly comprises; entrance hall, lounge with fireplace, dining room open to conservatory and a fitted kitchen. To the first floor there are three sizeable bedrooms and shower room. Externally there is a garden to the rear with patio area for seating, bordered by timber fencing. Double glazed and warmed by gas central heating. Council Tax Band C - CALL NOW TO VIEW!

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Entrance Hall
Lounge
Dining Room
Conservatory
Kitchen
Landing
Bedroom One
Bedroom Two
Bedroom Three
Shower Room
Outside
Garage





01619622828

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Why take a risk?
Sell Smarter





Floor Plans



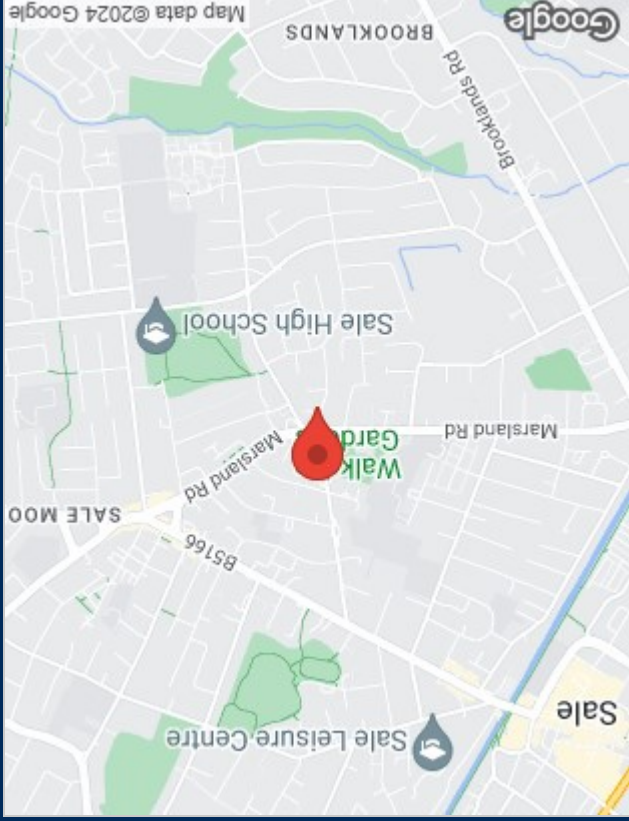
Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Future
83	57
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

Energy Performance Graph



Location Map