



22 St. James Drive, Sale, M33 7QX

£300,000

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- In Need of Full Renovation
- Driveway and Rear Garden
- Cul de Sac Location off Marsland Road
- Freehold
- Council Tax Band C
- Two Double Bedrooms with Fitted Wardrobes
- Close to Brooklands Metrolink
- Chain Free
- EPC Rating D

CHAIN FREE * IN NEED OF FULL REFURBISHMENT * Two double bedroom modern end mews property, situated within a quiet and popular cul-de-sac location, within short walking distance of Brooklands Metrolink and Sale town centre.

The accommodation briefly comprises: storm porch with external storage cupboard, entrance hall, lounge and kitchen with patio doors leading to private enclosed rear garden. To the first floor there are two double bedrooms, both complete with fitted wardrobes and a family bathroom with shower over bath. Hardwood double glazing and gas fired central heating system. Externally a driveway to the front and to the rear an enclosed garden accessed via side gate, mainly laid to lawn with patio area, bordered by timber fencing. EPC Rating D. Council Tax Band C. Freehold.

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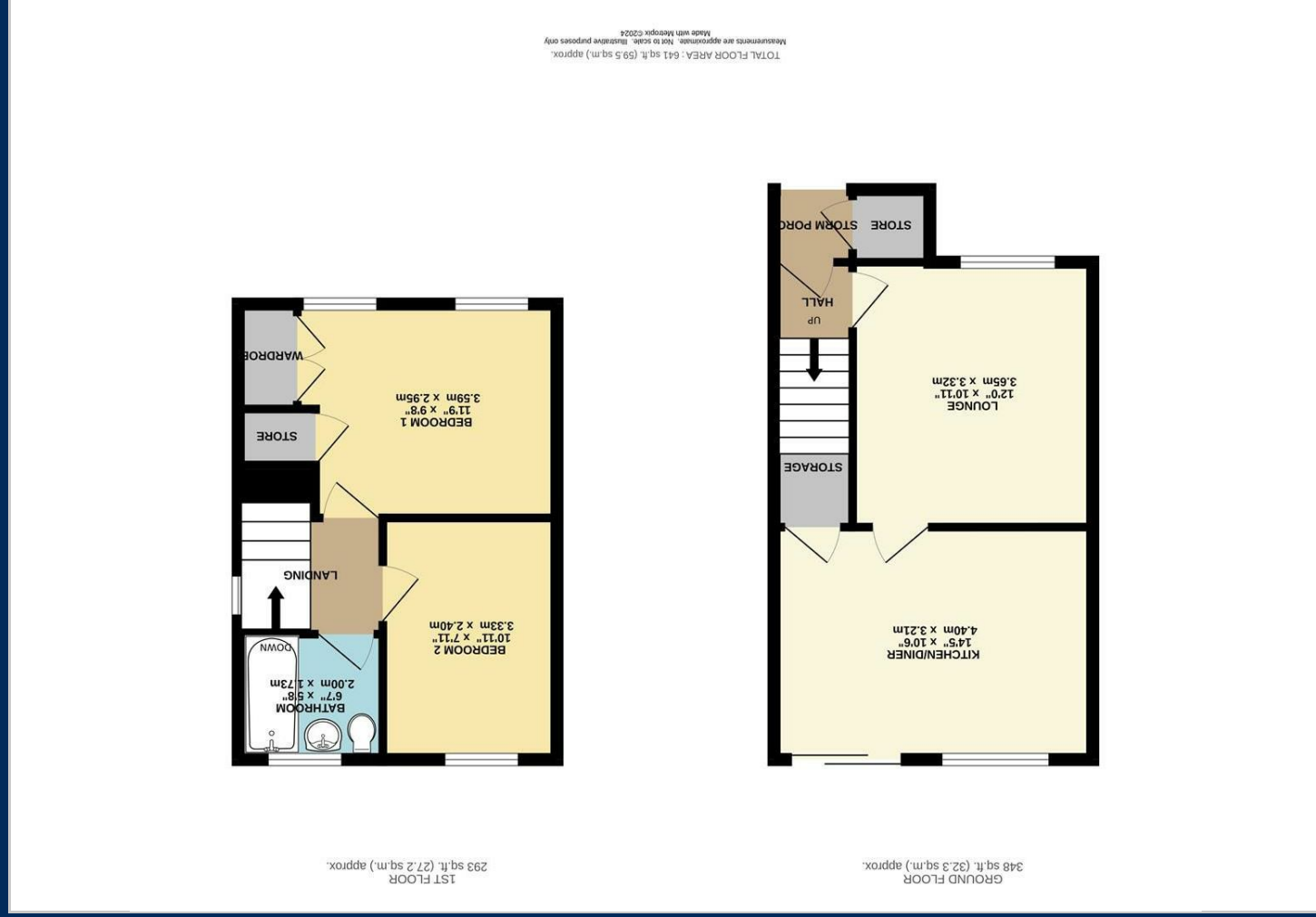
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*Why take a risk?
Sell Smarter*





Floor Plans

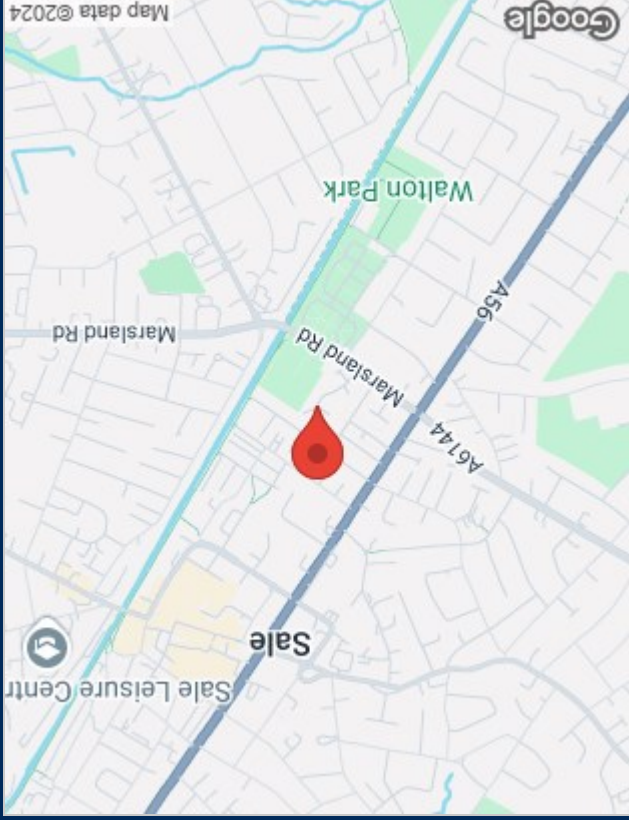


Viewing

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.

Location Map



Energy Performance Graph

