## jordan fishwick

95-97 School Road Sale Cheshire M33 7XA sale@jordanfishwick.co.uk 0161 962 2828



7 Grove Court, Sale, M33 2EF

Offers Over £275,000











## Jordan fishwick

- Private Lawned Garden
- Quiet Location Private Road
- EPC E

- Private Entrance First Floor Duplex
- Close to Sale Moor Village
- Trafford Council Tax Band B

WELL PRESENTED FOUR BEDROOM DUPLEX MAISONETTE tucked away off Beech Road, on a private residential road, only a short walk from Sale Moor village. This deceptively spacious first floor maisonette benefits from more than 1100 SQF of living space, over two floors, with the added benefit of private entrance, PRIVATE REAR GARDEN, DRIVEWAY and separate GARAGE.

Accommodation briefly comprises; private entrance hallway, stairs to first floor, generous lounge with electric fireplace, two double bedrooms both with fitted wardrobes, fitted kitchen and bathroom. To the second floor you will find two further double bedrooms with skylights and a shower room.

CALL NOW TO VIEW! EPC - E - Council Tax B









Lease Information

Offers Over £275,000











Floor Plans Location Map

Bedroom 4 4.50m x 3.00m (14' 9" x 9' 10")









First Floor

**Second Floor** 

Garage

Not energy efficient - higher running costs

**England & Wales** 

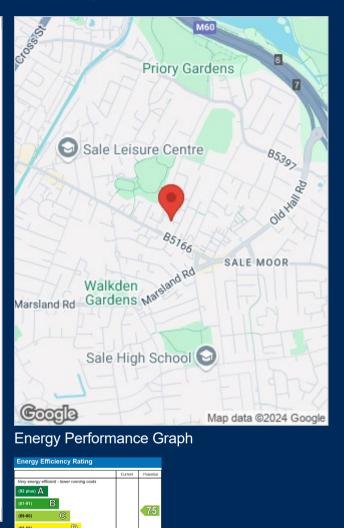
EU Directive 2002/91/EC

Total floor area 111.0 sq.m. (1,195 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## 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.

4.50m x 3.00m (14' 9" x 9' 10")