



8 Ridley Grove, Sale, M33 2PY

Offers Over £375,000

www.jordanfishwick.co.uk





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- Extended Three Bed Semi Detached on Substantial Plot
- Gardens to Rear and Side - Larger than Average Plot
- Close to Sale Moor Village & the M60 Motorway Network
- EPC - D
- Offered Chain Free
- Impressive 8.8m Detached Brick Garage / Perfect for Converting to a Garden Office
- In Need of Modernisation Throughout
- Potential to Extend Subject to Planning Permission
- Council Tax Band D
- Viewing is A Must!!!

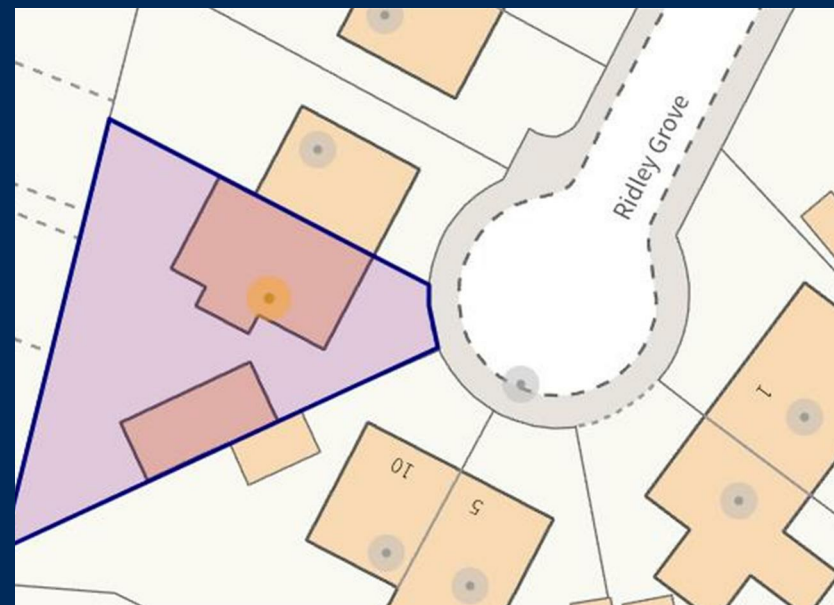
An EXTENDED bay fronted three bedroom semi detached family home situated on a GENEROUS GARDEN PLOT with scope to extend (STPP). Benefitting from impressive 8m DETACHED GARAGE ripe for conversion to a garden office or to keep as a workshop. Set within quiet cul de sac, close to the nearby Metrolink, Sale Moor Village and within catchment for fantastic Trafford schools.

The property is offered chain free and is in need of modernisation throughout, comprising in brief; uPVC porch, spacious entrance hallway, downstairs WC, bay fronted living room, dining room to rear, kitchen and conservatory enjoying views of the garden. To the first floor two good size double bedrooms, a single bedroom and shower room.

Externally the property benefits from large driveway with space for two cars, detached garage with double doors to front and rear for through access to the garden. A wrap around, side and rear garden mainly laid to lawn, bordered by new timber fences, with a variety of mature flowers and shrubs.

VIEW NOW TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER!

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Why take a risk?
Sell Smarter

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Floor Plans



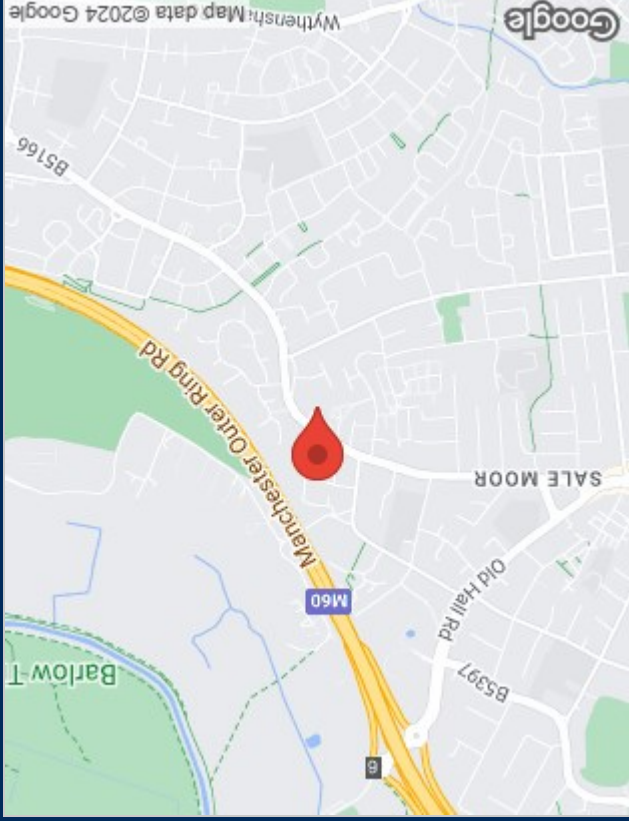
Viewing

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

Energy Efficiency Rating	
Current	Possible
77	77
58	58
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Very poor energy efficiency (21-38) F	
Not energy efficient - higher running costs (1-20) G	

EU Directive 2002/91/EC
England & Wales

Energy Performance Graph



Location Map

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 as to this prior to purchasing.