



60 Urban Road, Sale, M33 7TX

£385,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Modern Three Bedroom Semi-Detached
- Springfield Primary School Catchment
- Close to Sale Town Centre and it's Amenities
- Driveway for Two Cars
- EPC - ORDERED
- Popular Location
- Generous Enclosed South Facing Garden
- Close to Canal Walks
- Council Tax Band - C
- Leasehold 134 years - Ground Rent £160 PA - THE FREEHOLD CAN BE BOUGHT FOR £5,000

Fantastic opportunity to acquire a Barratt Homes three bedroom modern semi-detached house on the popular Urban Road, with generous rear garden and off road parking, built 2003. Close to Sale town centre, Brooklands Metrolink, the outstanding Springfield Primary School and the M60 motorway network. In brief the accommodation comprises: entrance hallway, downstairs WC, lounge with window to front aspect, fitted kitchen/diner with integrated oven, gas hob and extractor hood, useful understairs storage cupboard, conservatory with French doors leadings onto the well presented garden.

To the first floor there are three bedrooms, two good size doubles and a single bedroom with airing cupboard housing the water tank, and a family bathroom with shower over bath.

Externally, to the rear there is a large garden mainly laid to lawn with a patio area for seating, shed included. Enclosed lean to with double door to the front access and single door to the rear, ideal for a home gym or storage space. To the front, a private driveway providing off road parking for at least two vehicles. Fully double glazed and fitted with traditional gas boiler 2019 and aircon unit on the landing. EPC- Ordered. Council Tax Band C. THE FREEHOLD CAN BE BOUGHT FOR £5,000

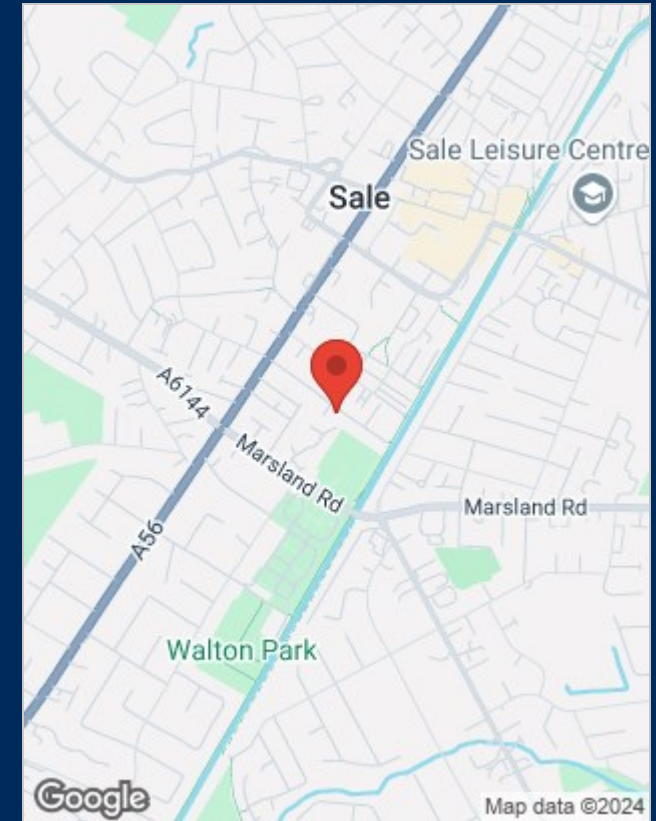




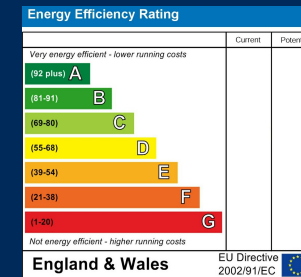
# Floor Plans



# Location Map



# Energy Performance Graph



# 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.