



**29 Belmont Road, Sale, M33 6HY**

Offers Over £350,000

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









# Jordan fishwick

- Three Bedroom Period Terrace
- Two Reception Rooms
- Close to Sale Town Centre
- Sought After Road
- Trafford Council Tax Band C
- Generous Private Garden
- In Need of Modernisation
- Close to M60 Motorway Network & Dane Road Metrolink
- Park Road Primary Catchment

A great opportunity to purchase a THREE BEDROOM, garden fronted, period terrace with spacious accommodation throughout. IN NEED OF RENOVATION, offering scope to put your own stamp on a house, almost 1000 SQ FT with generous garden to rear.

Situated within WALKING DISTANCE OF SALE TOWN CENTRE and PARK ROAD PRIMARY SCHOOL CATCHMENT. Comprising in brief; porch, entrance hall, lounge, with sliding doors to dining room and kitchen. To the first floor there two double bedrooms, a third small double bedroom and a bathroom.

Externally, on street parking to the front and a private enclosed patio garden to the rear. Access to two stores, one housing the combi boiler and the other a WC. EPC - ORDERED - COUNCIL TAX BAND C







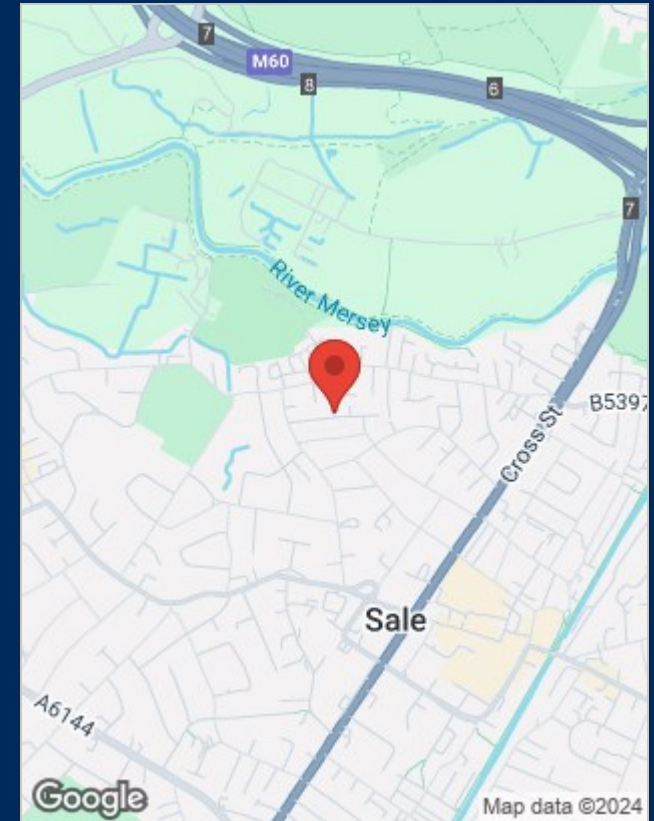




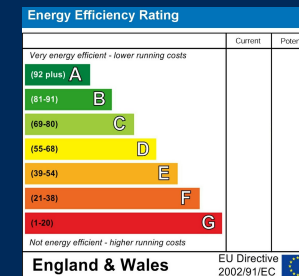
## Floor Plans



## 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.