EPC

50 Chorley Road, Sale M33 2TS

£189,950

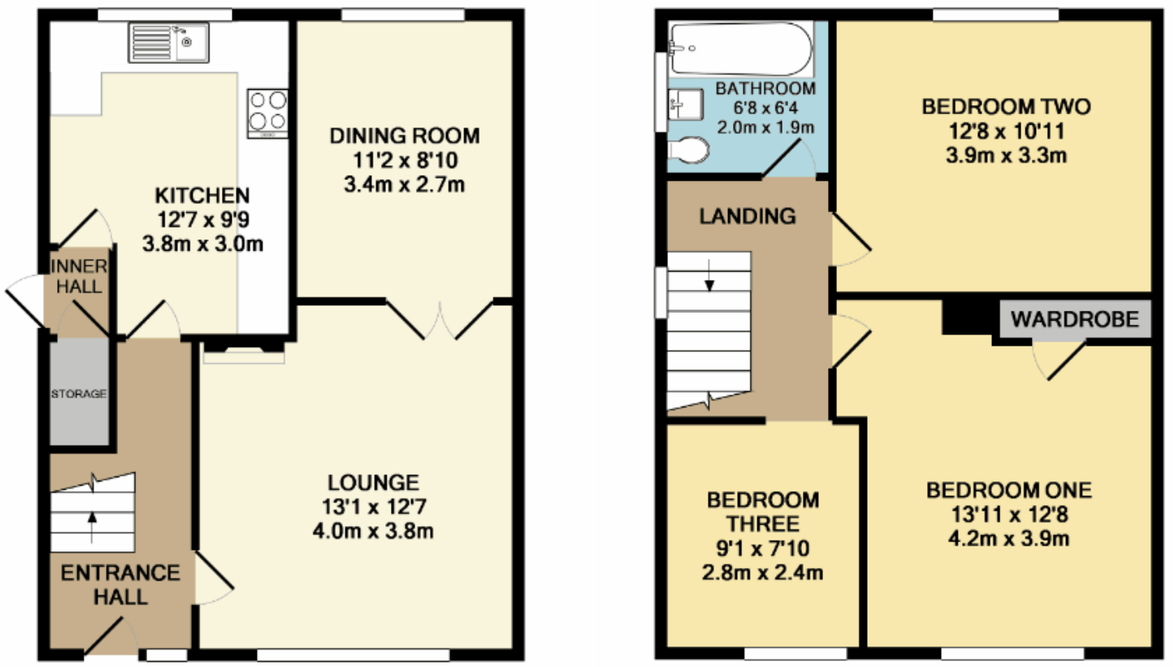
A traditional three bedroom semi-detached family home with a beautiful large rear garden located in a popular residential area close to the nearby Metrolink and zoned for the outstanding Lime Tree Primary School. The property has been well maintained and yet allows some further scope for improvement. The property briefly comprises; entrance hall, lounge, dining room, fitted kitchen, store cupboard and to the first floor there are three sizeable bedrooms and family bathroom with fitted three piece suite. Externally there are lawn gardens to both front and rear aspects and a driveway providing off road parking. The property benefits from no onward chain. Call now to view.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements

GROUND FLOOR	FIRST FLOOR	OUTSIDE
Entrance Hall	Landing	Gardens
Lounge	Bedroom One	
Dining Room	Bedroom Two	
Kitchen	Bedroom Three	
	Bathroom	

Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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