



3 FORBES CLOSE, M33 3JX
£325,000



DESCRIPTION

A TRADITIONAL 1930'S SEMI-DETACHED WHICH FORMS PART OF A QUIET CUL-DE-SAC LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS INCLUDING SALE MOOR VILLAGE AND THE M60 MOTORWAY NETWORK. THE PROPERTY BENEFITS FROM A LARGE REAR GARDEN, USEFUL DOWNSTAIRS WC AND A DETACHED GARAGE. Situated on Forbes Close which puts this property within easy reach of both Sale Town Centre and Sale Moor Village. Furthermore this ideal family home falls within the catchment area for some of the outstanding local schools Trafford is renowned for. Warmed by double glazing and gas central heating throughout. In brief the accommodation comprises: Entrance porch, entrance hallway, downstairs WC, lounge with bay window to the front aspect, dining room with french doors to the rear and galley style fitted kitchen. To the first floor there are three bedrooms two of which are double rooms and the third being a single bedroom. There is also a bathroom and a separate WC. Externally to the rear there is a large, mature garden which benefits from excellent levels of privacy and is mainly laid to lawn with an initial patio area and mature shrubbery displays throughout. NO ONWARD CHAIN.

KEY FEATURES

- Three bedroom semi-detached
- Close to excellent local amenities
- Detached brick built garage
- Quiet Cul-De-Sac location
- Large private rear garden
- No onward chain





'A traditional 1930's semi-detached which forms part of a quiet Cul-De-Sac location close to excellent local amenities and transport links'

DIMENSIONS

Ground Floor

Entrance Porch

Downstairs WC

Lounge

12'9" x 10'10" (3.91 x 3.31)

Dining Room

13'10" x 10'6" (4.23 x 3.21)

Kitchen

17'3" x 6'0" (5.28 x 1.84)

First Floor

Landing

Bedroom One

14'2" x 10'5" (4.33 x 3.20)

Bedroom Two

13'2" x 10'5" (4.03 x 3.20)

Bedroom Three

7'8" x 6'0" (2.36 x 1.84)

Bathroom

7'0" x 5'1" (2.15 x 1.55)

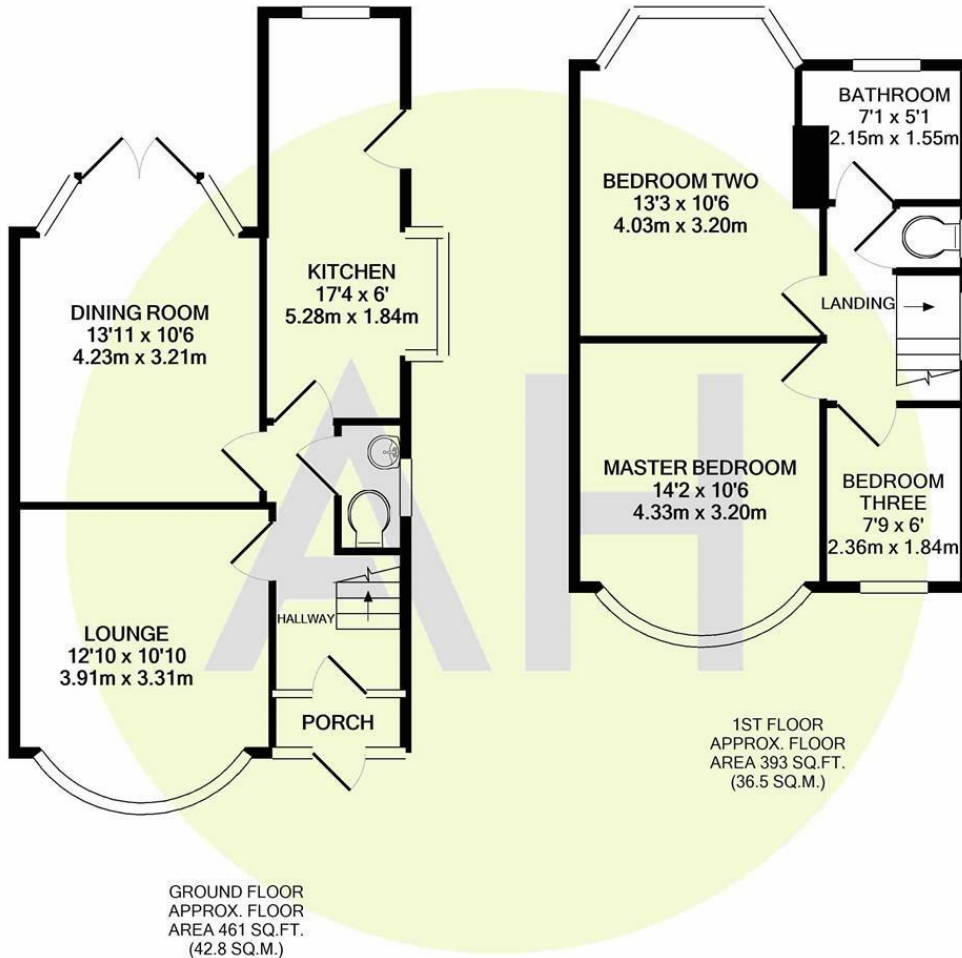
Separate WC

Externally

Rear Garden

Detached Garage

Driveway



TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

