



Jets

NORTHENDEN ROAD, SALE, M33 2DH

£1,150 PCM





ENTRANCE HALL From the Northenden Road entrance the hallway which is covered by CCTV leads up to the second floor apartment which then in turn has it's own large entrance hallway.

LOUNGE/DINER/KITCHEN A magnificent open plan room with a large window to the front providing plenty of natural light to the huge large lounge area which has television and telephone connections. A kitchen is fitted with a breakfast bar area, plumbing and space for a washing machine and fridge/freezer. There is an electric oven and gas hob with extractor fan over and plenty of wall and base units.



BATHROOM A modern suite has been fitted with a full size bath and shower over the top with a glass shower screen. A chrome heated towel radiator has been installed and a pedestal sink fitted in a vanity unit and low level wc. The boiler is located in the bathroom and there is a upvc window which opens out to the rear of the building.

BEDROOM 1 At the back of the apartment next to the bathroom is a large double bedroom with a large window fitted with a black out blind. new carpet cushions the floor and a ceiling pendant lights the



room. Plenty of space for a double bed, wardrobes and side cabinets.

BEDROOM 2 Situated at the front of the building is a smaller double room with an arched window facing onto Northenden Road above the tree canopy, again fitted with a black out blind.

PARKING There is one allocated parking space with the apartment at the back of the building and there is access through the cellar of the building into the main hallway which leads up to the apartment.

EPC Rating C

Council Tax Band A – Trafford Council



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |