

GROUND FLOOR  
APPROX. FLOOR  
AREA 456 SQ. FT.  
(42.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ. FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ. FT. (82.0 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			87
(81-91) B			
(69-80) C		70	
(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	



Brindley Avenue |  
£1,400 PCM



88 School Road | Sale | M33 7XB  
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SALES & LETTINGS

Bedrooms 2

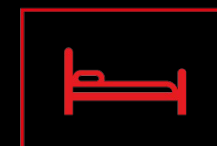
Bath 1

Reception 1

Parking here

Area sq ft

Type here



A WELL PRESENTED TWO DOUBLE BEDROOM PERIOD TERRACE..... Conveniently situated within minutes walking distance of Dane Road Metro-link. Briefly comprising: Entrance hallway. Open-plan lounge / dining room. Modern fully fitted kitchen with patio doors leading to a paved rear courtyard. Stairs to first floor: Two double bedrooms, each with fitted wardrobes. Contemporary bathroom with white suite and P-Shaped Shower Bath. Loft access via a pull down ladder provides additional storage space. GCH. Unfurnished. Council tax band - B. EPC Rating - C. AVAILABLE FROM 20.07.24. Minimum term 12 months.

