

Approx Gross Internal Area
21 sq m / 223 sq ft

LOUNGE
4.43m x 3.06m
14'6" x 10'0"

SHOWER ROOM
1.38m x 1.45m
4'6" x 4'9"

KITCHEN
1.92m x 1.50m
6'4" x 4'11"

Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SALES & LETTINGS

88 School Road | Sale | M33 7XB
t:0161 973 4955
e: sale@hibberthomes.com
www.hibberthomes.com

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Wardle Road |
£750 PCM

Bedrooms 1

Bath 1

Reception 1

Parking here

Area sq ft

Type here

A SECOND FLOOR STUDIO APARTMENT WITH LARGE COMMUNAL REAR GARDEN & GATED RESIDENTS' PARKING..... Viewings commencing on Friday 6th & Saturday 7th June. Conveniently situated within minutes walking distance of Sale town centre and Metro-link. Briefly comprising: Open-plan Lounge / Bedroom / Kitchen with appliances included. Separate shower room. Council tax band - A. EPC Rating - E. Fully furnished. AVAILABLE FROM 28.06.25. Minimum term 12 months. No children or pets.

