

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



32 Russell Place Sale M33 7LD

£1,100 Per calendar month

AVAILABLE MID JULY!! IMPRESSIVE GROUND FLOOR APARTMENT!! HOME estate agents are pleased to offer for rent this two double bedroom ground floor apartment located just a short walk from Sale town centre and the Metro link. In brief the property comprises of, communal entrance, hallway, hexagonal lounge/dining room, modern fitted kitchen, master bedroom with en suite, second double bedroom and bathroom. The property is fully UPVC double glazed with gas central heating. Externally is a private gated car park with well maintained mature gardens. Located just a short walk from the thriving town centre with its bars and restaurants, with good local amenities and just a short commute from Manchester City centre with the M60 motorway network close by. To arrange a viewing call HOME on 01617898383.

- AVAILABLE MID JULY
- Modern Kitchen/integrated appliances
- Ground floor
- Private gated car park
- TOWN CENTRE LOCATION
- Two double bedrooms
- Great transport links
- Open plan lounge/dining room
- Ensuite and bathroom
- Good local amenities



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Entrance hallway

Wood front door leading in, laminate floor, down lights and single panel radiator.

Open plan lounge dining room 17'4" x 12'7" (5.29 x 3.84)

UPVC double glazed windows to front and side elevations, Tv point and double panel radiator.

Kitchen 10'2" x 7'10" (3.12 x 2.41)

UPVC double glazed window to the front elevation, good selections of wall and base units fitted with roll edge work surfaces incorporating a stainless steel 1.5 bowl sink with mixer tap, single oven, gas hob, stainless steel extractor hood, integrated fridge/freezer, dishwasher, washer dryer, laminate floor, tiled splash backs, down lights and extractor fan.

Bedroom One 16'9" x 8'7" (5.11 x 2.62)

UPVC double glazed window to the side elevation and single panel radiator.

En suite

Three piece fitted shower suite comprising of, corner shower cubicle fitted with thermostatic mixer shower, low level w/c, wall mounted sink with semi pedestal, tiled to compliment, down lights, extractor fan and heated chrome towel radiator.

Bedroom Two 10'2" x 6'9" (3.12 x 2.08)

UPVC double glazed window to the front elevation and single panel radiator.

Bathroom

Three piece fitted bathroom suite comprising of, bath with mixer tap, sink with pedestal, low level w/c, tiled to compliment, down lights, shaver socket and heated chrome towel radiator.

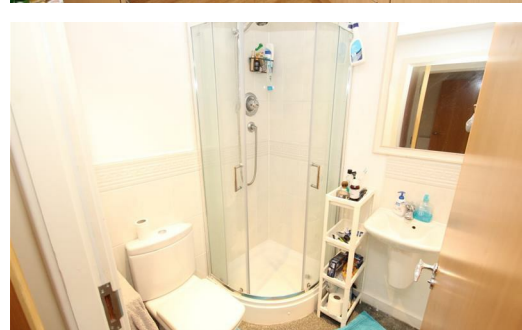
Externally

To the front of the property is a lawned garden with hedgerow and to the rear a private gated car park with well maintained mature gardens.

TENANCY INFO

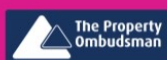
EPC RATING - C

COUNCIL TAX BAND - D - £2120.84

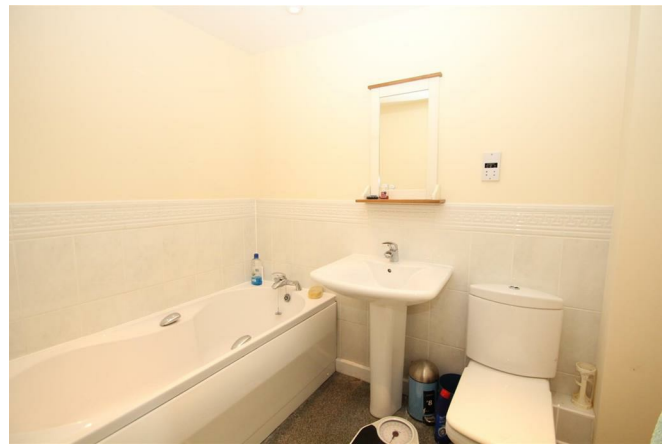


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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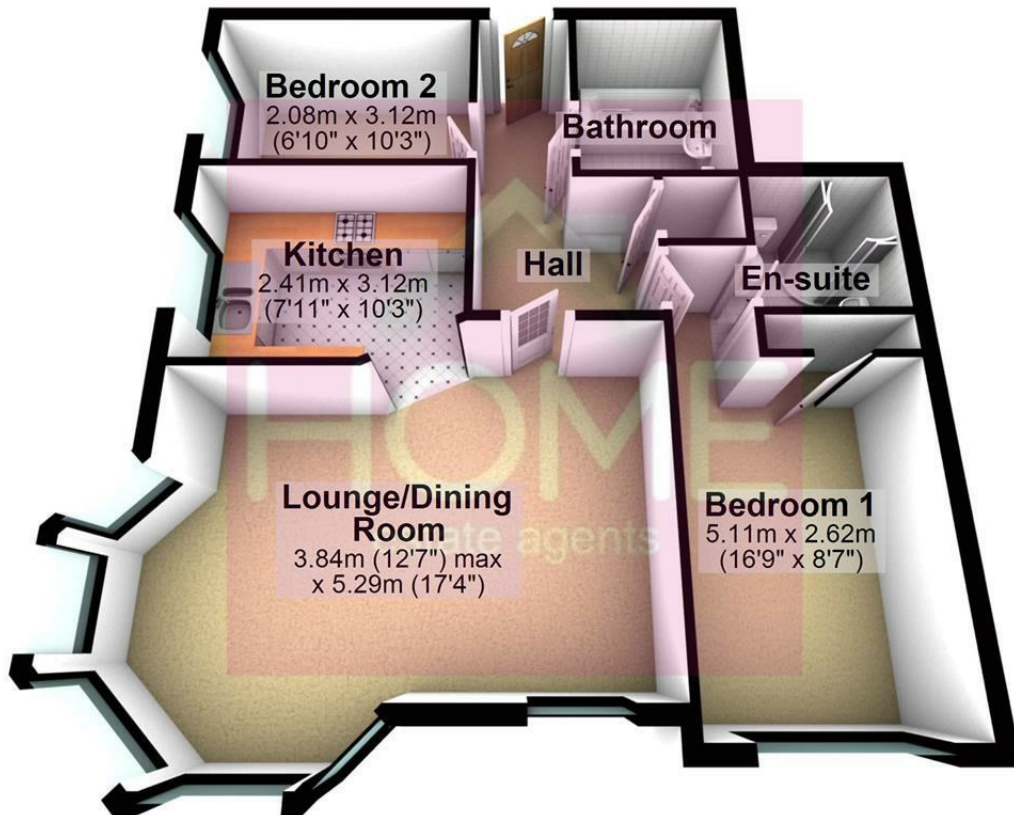
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Ground Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)

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	

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