



jordanfishwick

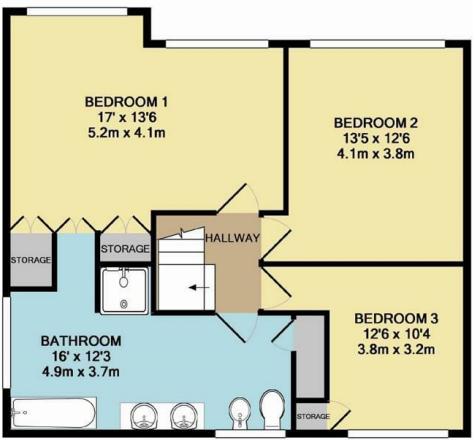
3 STELFOX AVENUE TIMPERLEY WA15 6UL
PCM £1,750 PCM

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*** AVAILABLE JULY *** Stelfox Avenue, Timperley - A GENEROUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN A POPULAR TIMPERLEY LOCATION. This much loved family home offers spacious living accommodation which has been adapted from a four bedroom property to a more generously proportioned three double bedroom. The property has been well maintained throughout; fitted with a modern kitchen and fabulous extended Jack & Jill Bathroom. Externally the property has generous plot with gardens to the front, the side and to the rear which is of a Southerly aspect. Available immediately. Unfurnished. Please contact Hale office to arrange viewings. 0161 929 9898 option 2.



GROUND FLOOR
APPROX. FLOOR
AREA 815 SQ.FT.
(75.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 684 SQ.FT.
(63.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1499 SQ.FT. (139.3 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
Made with MetroPix ©2015

- Three bedrooms
- Off road parking
- Quiet cul-de-sac
- Great location
- Part furnished
- EPC: C
- Large detached home
- Council Tax Band E



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	