



TO LET

15 Elm Grove, Sale, Cheshire, M33 7JZ

£1,100 Per Calendar Month pcm



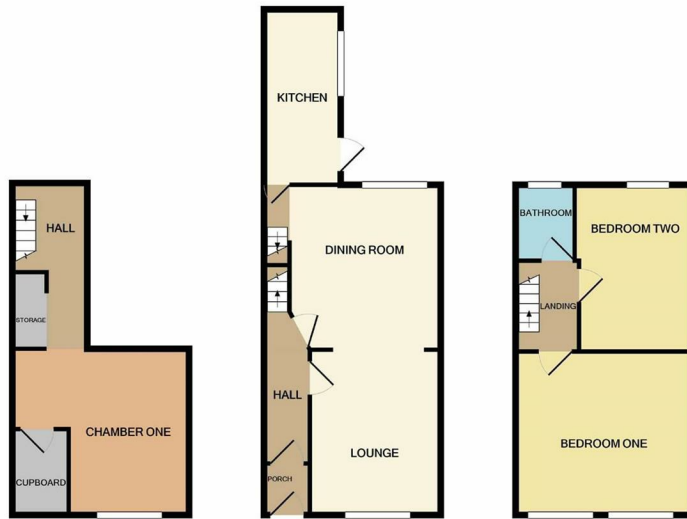
- Two Bedrooms
- Close To Local Amenities
- EPC E
- Large Lounge
- Garden To Rear
- Fully Fitted Kitchen
- Cellars
- Available Late June

THE PROPERTY

AVAILABLE LATE JUNE - UNFURNISHED

A mid period terrace property, briefly Comprising; Entrance hallway with original wooden flooring, modern lounge with stunning feature fire place with original wooden flooring, separate dining room with double French doors, fully fitted kitchen with appliances and great size cellar.

To the first floor there are two double beds, the master with double wardrobes, the other has single wardrobes with original feature fire place. Modern bathroom suite, with slate tiles shower over the bath. Close to Sale Town Centre & Metro link. Garden to front of property, yard to rear. Cellars.



BASEMENT LEVEL
APPROX. FLOOR
AREA 232 SQ.FT.
(21.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 953 SQ.FT. (88.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 