



TO LET



11 Dudley Road, Sale, Cheshire, M33 7BD
£1,100 Per Calendar Month pcm

- Mid Terrace
- Two Bedrooms
- Modern Fully Fitted Kitchen
- Good Size Lounge
- Furnished
- On Road Parking
- Close to Metrolink
- Available Early June
- EPC Rating C

THE PROPERTY

AVAILABLE EARLY JUNE FURNISHED

Extended Period Mid Terrace Property, conveniently located close to the M60 motorway and Sale Town Centre, and a short walk from Dane Road Metrolink Station. The ground floor accommodation comprises in brief; Modern lounge with feature fire place, Stunning fully fitted kitchen with dining area, integrated fridge freezer, washer/dryer and dishwasher. To the first floor there is an impressive master bedroom, a further good size single bedroom, and a contemporary bathroom suite with shower over the bath. Externally there is a private decked courtyard to the rear, and on road parking to the front. Property is warmed by gas central heating and double glazing.

Energy Efficiency Rating

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