



*Jordan* fishwick

FLAT 2 11-13 IRLAM ROAD SALE M33 2BH  
PCM £1,250 PCM

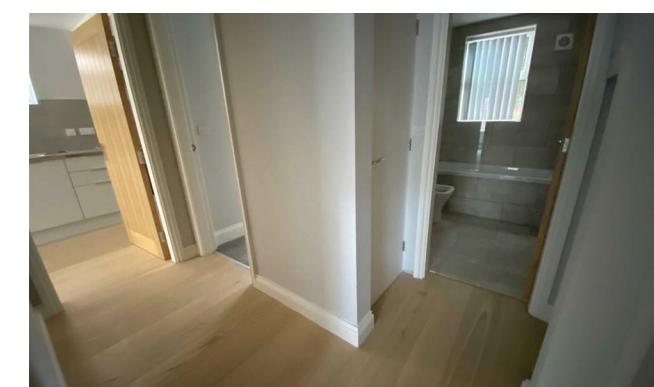
## FLAT 2 11-13 IRLAM ROAD SALE M33 2BH

\*\*\* AVAILABLE FEBRUARY \*\*\* Irlam Road, Sale

Jordan Fishwick are delighted to bring to the rental market a two double bedroom apartment situated on the lower ground floor with its own garden area. Situated within a fantastic location near to the town center, metro stop, shopping facilities and open parks such including Worthington Park.

Fully refurbished apartment within a converted period detached dwelling. Gas fired central heating, upvc double glazing and built in kitchen appliances. Offered on an unfurnished basis.

Parking included. Available February. Please call 0161 929 9797 to arrange a viewing.



- APARTMENT
- PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- EPC RATING - C
- COUNCIL TAX BAND B

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington