



ASHWORTH HOLME
Sales · Lettings · Property Management



43 SYCAMORE STREET, M33 2HD
£950 PER CALENDAR MONTH



DESCRIPTION

A WELL PROPORTIONED TWO BEDROOM MID TERRACE PROPERTY THAT FORMS PART OF A POPULAR LOCATION WITHIN A MOMENTS WALK OF SALE MOOR VILLAGE AND WITHIN EASY REACH OF EXCELLENT TRANSPORT LINKS INCLUDING THE M60 AND METROLINK.

The property benefits from a ground floor extension which has made way for a large open plan living/dining area with an addition reception room at the front. Further benefits include a larger than average rear garden, a modern family bathroom, double glazing throughout and gas central heating courtesy of a "Worcester" combination boiler.

The sought after location is near to excellent local schools including Temple Moor Infant School and Moorlands Junior School, Sale Water Park is also close by.

In brief the full accommodation comprises: Lounge, living room which open plan to a kitchen which gives access to the rear garden. To the first floor there are two bedrooms an impressive bathroom which has been fitted with a white suite. Externally to the rear there is a good sized garden which is paved with a panelled fencing enclosure.

Minimum 12 month tenancy.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme'

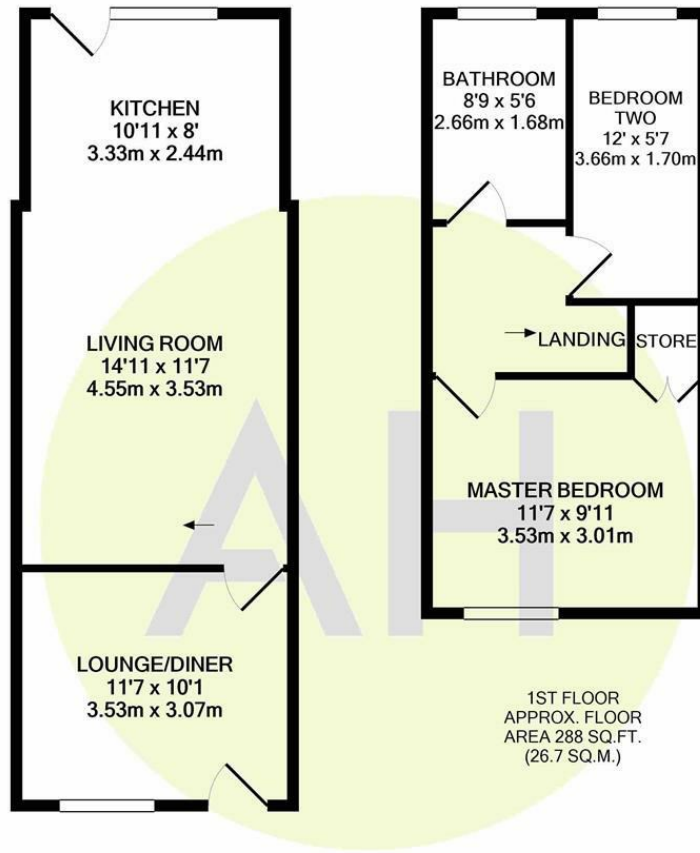
Council Tax Band B (Trafford Council). EPC-D.

KEY FEATURES

- Two bedroom mid-terrace
- Gas central heating
- Popular location
- EPC = D
- Spacious open plan living/dining kitchen
- Rear garden
- Unfurnished
- Council Tax Band = B







GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 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
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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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