



ASHWORTH HOLME
Sales · Lettings · Property Management



37C LINGFIELD AVENUE, M33 4QR
£1,100 PER MONTH



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DESCRIPTION

A GREAT OPPORTUNITY TO RENT THIS MODERN THREE BEDROOM MID-TERRACE PROPERTY WHICH BENEFITS FROM LARGE LIVING/DINING ROOM, DOWNSTAIRS WC, MODERN SHOWER ROOM AND DESIGNATED OFF ROAD PARKING.

The property forms part of a quiet Cul-De-Sac location just a 10 minute drive from Sale Town Centre or a 15 minute drive from the Market Town of Altrincham. Alternatively can also be reached via bus of which there are various stops nearby.

In brief the accommodation comprises: Entrance hallway, downstairs WC, fitted kitchen with window to the front aspect and a large lounge/dining room with useful storage cupboard and French doors leading onto the enclosed rear garden. To the first floor there are three bedrooms two of which feature in-built wardrobes. There is also a modern shower room which has been fitted with a white suite. Externally to the rear there is an enclosed rear courtyard garden with a fencing enclosure. To the front there is a further small garden and a designated parking space.

Unfurnished. Minimum 12 month tenancy. Council Tax Band B. EPC Rating C

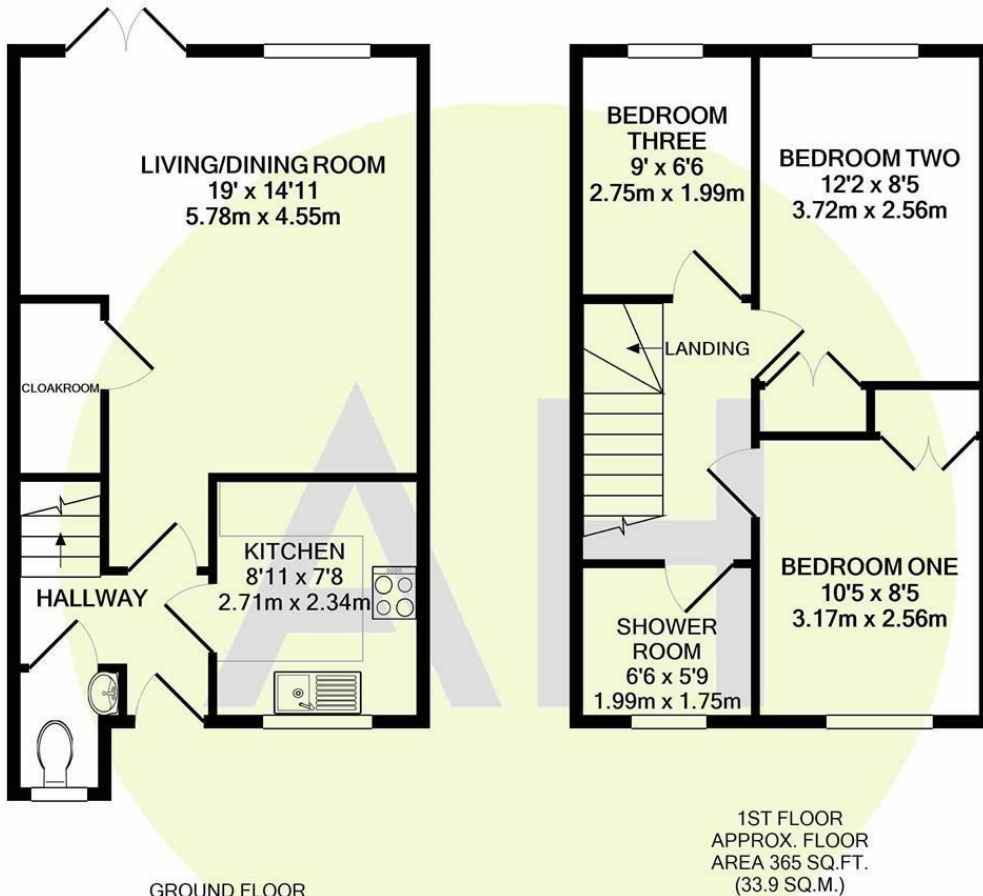
£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

- Modern three bedroom mid-terrace
- Downstairs WC
- Designated parking
- Large lounge/dining room
- Rear garden with open aspect
- Available NOW







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

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 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			90
(81-91) B		77	
(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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