



FLAT 71 ROOKFIELD AVENUE, M33 2BQ
£995 PER CALENDAR MONTH



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DESCRIPTION

A TWO BEDROOM FIRST FLOOR APARTMENT POSITIONED JUST A MOMENTS WALK FROM THE VERY HEART OF SALE TOWN CENTRE AND ITS MANY AMENITIES INCLUDING THE METROLINK NETWORK.

This property is presented to an excellent standard and benefits from ample storage and OFF ROAD PARKING. Situated on a beautiful tree lined Road within easy walking distance of the Metrolink Network and Sale Town Centre which boasts many independent shops, bars and restaurants in addition to larger supermarkets. Ample parking is available within the parking area and the property is warmed by electric heaters and double glazing.

In brief the accommodation comprises: Entrance hallway with storage cupboard, large living/dining room with views to the front aspect, modern fitted kitchen also with window to front aspect, spacious double bedroom, second bedroom and a separate bathroom which has been fitted with a white suite.

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

Trafford Council Tax Band=B. EPC=C.

KEY FEATURES

- Two bedroom first floor apartment
- Easy walking distance of Sale Town Centre
- Quiet tree lined location
- Double glazed throughout
- Presented to an excellent standard
- Close to the Metrolink Network
- Ample off road parking
- EPC = C







ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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