



1 CLOVER CROFT, M33 3PU
£1,450 PER CALENDAR MONTH



3



1



2



DESCRIPTION

A VERY WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI-DETACHED THAT OCCUPIES A LARGE CORNER GARDEN PLOT AND COMES COMPLETE WITH A DETACHED GARAGE AND A DRIVEWAY PROVIDING OFF ROAD PARKING.

The property benefits from two reception rooms, a modern kitchen and bathroom, welcoming entrance hallway, large gardens and a detached brick built garage.

Warmed by double glazing and gas central heating throughout.

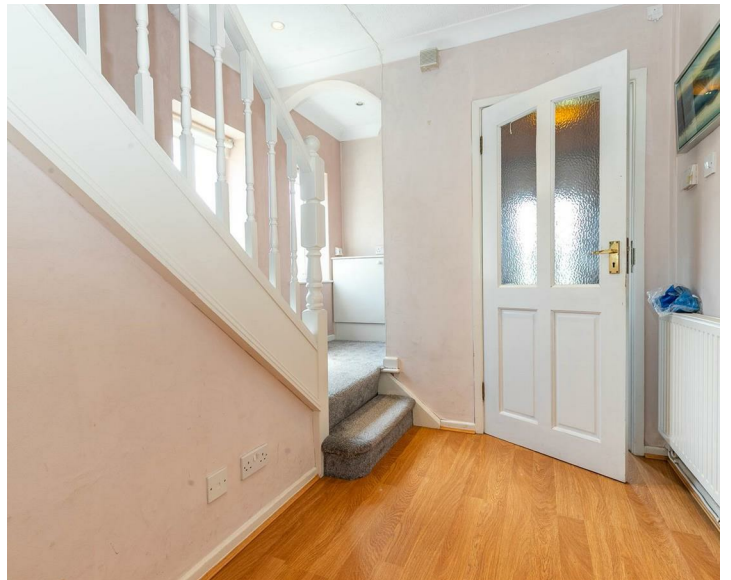
In brief the accommodation comprises: entrance hallway, lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern bathroom. Externally to the rear the garden is mainly laid to lawn with an initial patio area. To the front there are further gardens. To the side there is a driveway which leads to the detached garage.

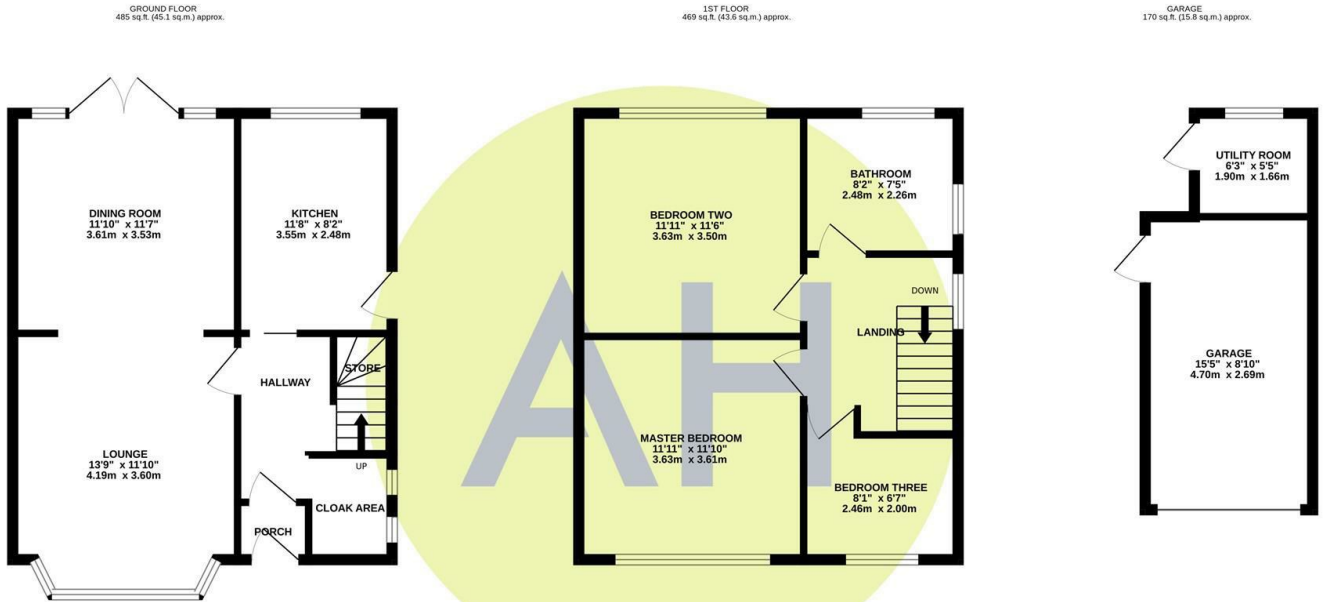
£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

- Three bedroom semi-detached
- Double glazing & gas central heating
- Detached brick built garage
- Driveway providing off road parking
- Presented to a good standard
- Large corner garden plot
- Popular location close to amenities
- Two reception rooms







TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		



ASHWORTH HOLME

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

