



**3 JOYNSON STREET, M33 7EH**  
**£1,350 PER MONTH**



## DESCRIPTION

AN ATTRACTIVE TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY TO LET ON AN UN-FURNISHED BASIS (white goods only) WITH LARGE LOFT ROOM AND CONVERTED LOFT ROOM.

Joynson Street is SITUATED IN A HIGHLY SOUGHT AFTER LOCATION being within walking distance to Dane road Metrolink Station and Sale Town Centre. Much improved by the current landlord who has recently redecorated throughout and fitted new carpets. The property is warmed by gas central heating and double glazing.

Briefly comprising: Ground Floor: Entrance Porch, Lounge, Dining Room, Kitchen, Downstairs WC and Utility area, to the first floor there are Two double bedrooms and family bathroom, the second floor leads to the converted loft room with velux window. Externally to the rear is a low maintenance large courtyard.

CALL NOW TO ARRANGE YOUR APPOINTMENT!

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' All deposits are lodged with the 'Deposit Protection Service'.

## KEY FEATURES

- Semi Detached House
- 2 Double Bedrooms
- Private Driveway
- Unfurnished
- Presented to an excellent standard
- Loft Bedroom & Basement Room
- Attractive courtyard rear garden
- AVAILABLE IMMEDIATELY







# ASHWORTH HOLME

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

