



**7 HARTFORD ROAD, M33 4LE**  
**£1,700 PER CALENDAR MONTH**

 4    2    3



## DESCRIPTION

MINIMUM 12 MONTH LET. A well presented four bedroom detached property situated in a desirable cul-de-sac location within the catchment area of well regarded local schools.

The property boasts spacious room proportions and benefits from a recently fitted kitchen. In brief the accommodation comprises: Entrance porch, hallway, cloaks WC, lounge, dining room, dining kitchen and study. To the first floor there are four well proportioned bedrooms and a family bathroom fitted with a four piece suite. UPVC double glazing and gas fired central heating.

Externally there are private enclosed gardens being mainly laid to lawn with a covered decking area in the foreground and side patio. Further gardens to the front of the property and a long driveway providing ample off road parking. Internal viewing essential!!

Pets considered.  
AVAILABLE NOW  
Council Tax Band: E  
EPC Rating: D

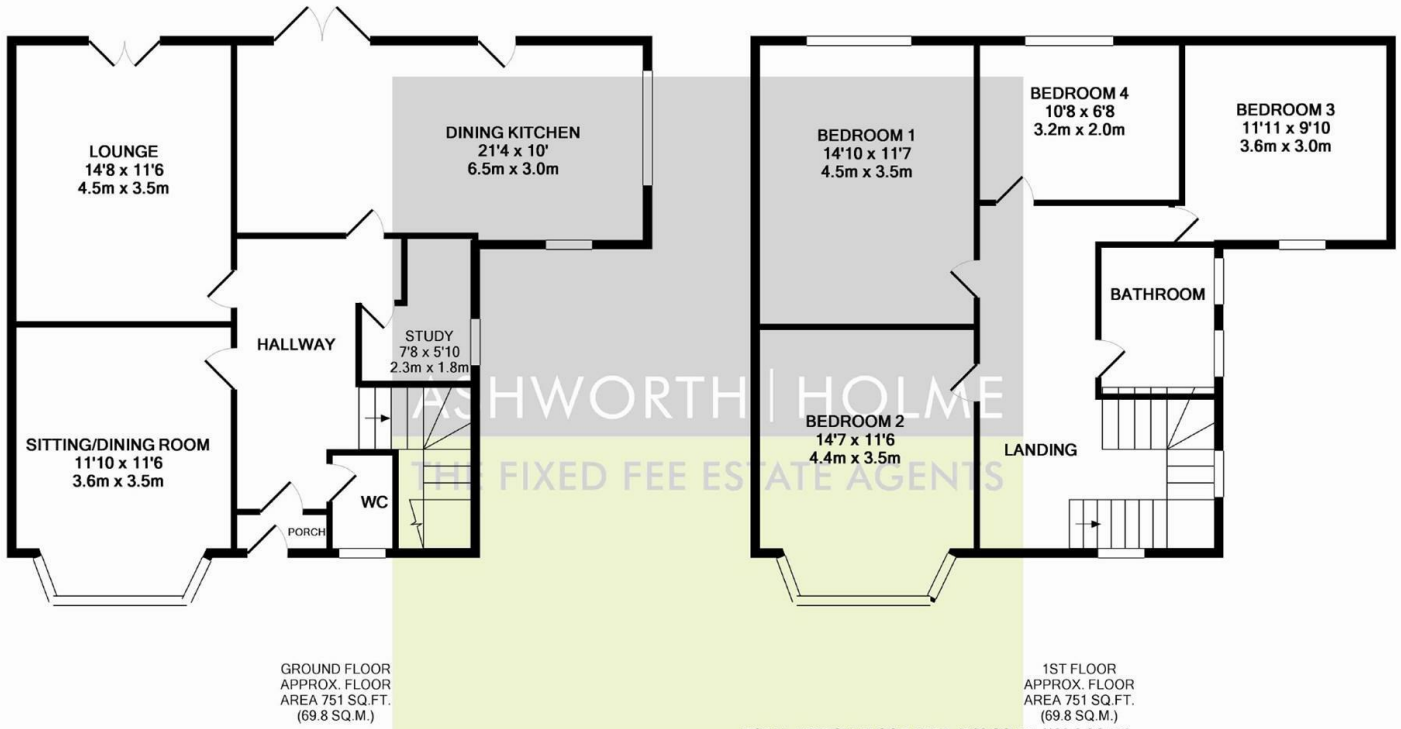
£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' All deposits are lodged with the 'Deposit Protection Service'.

## KEY FEATURES

- Four bedroom detached property
- Well regarded local schools
- Economy 7
- Pets Considered
- EPC Rating D
- Popular cul-de-sac location
- Spacious and well presented accommodation/Downstairs WC and study
- Gardens and large driveway
- Available NOW







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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# ASHWORTH HOLME

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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		56	65
(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		51	59
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	