



**APT 6 101 FIRSWAY, M33 4SU**  
**£1,000 PER CALENDAR MONTH**



## DESCRIPTION

ASHWORTH HOLME ARE PLEASED TO PRESENT THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT COMPLETE WITH AN OPEN PLAN LIVING/DINING KITCHEN AND GATED OFF ROAD PARKING.

The property benefits from a welcoming entrance hallway with storage cupboard, spacious open plan living/dining kitchen, gated off road parking and is situated in a popular location close to major bus routes and just a distance from Sale Town Centre.

In brief the accommodation comprises: Entrance hallway with storage cupboard, large master bedroom, second double bedroom, bathroom which has been fitted with a white suite and an open plan living/dining kitchen.

Warmed by electric storage heaters and double glazing throughout.

Trafford Council Tax Band=B

EPC=C

Minimum 12 month tenancy

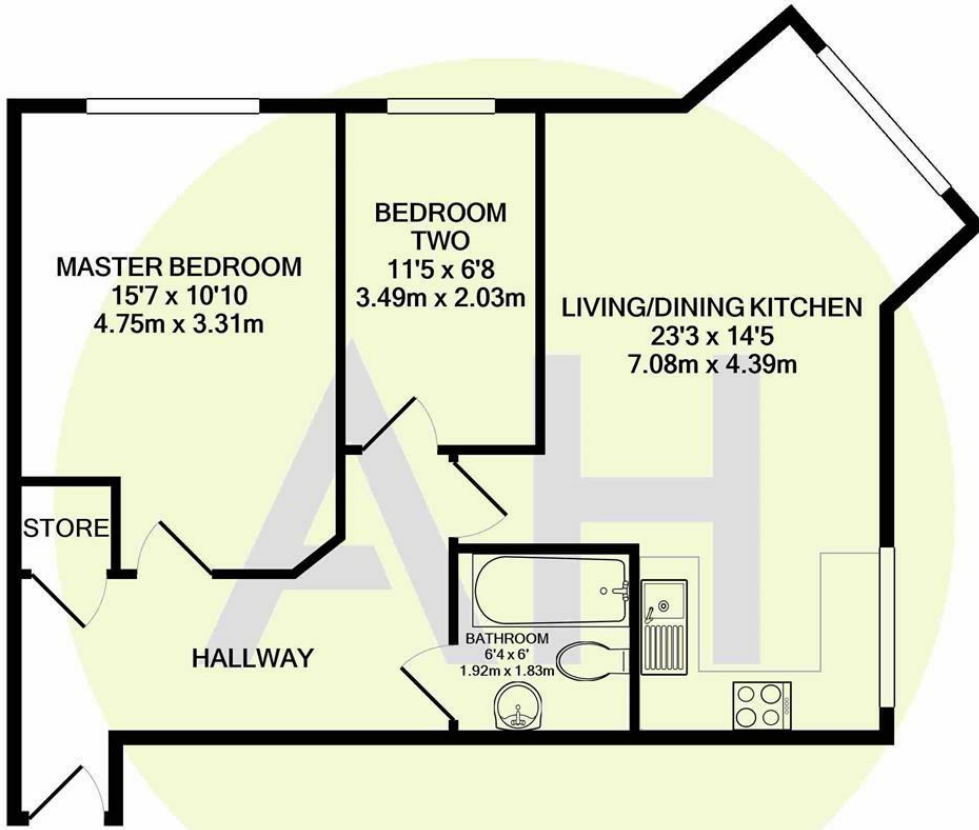
Unfurnished (blinds and kitchen white goods only)

## KEY FEATURES

- Two double bed ground floor apartment
- Gated off road parking
- Unfurnished (blinds and kitchen white goods only)
- Close to major bus routes and transport links
- Open plan living/dining kitchen
- Spacious master bedroom
- Welcoming entrance hallway with storage
- EPC=C







TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 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			
(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 <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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# ASHWORTH HOLME

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