



*jordan*fishwick

60 NEWLYN DRIVE SALE M33 3LE
PCM £1,550 PCM

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*** AVAILABLE DECEMBER *** Newlyn Drive, Sale

Jordan Fishwick are delighted to bring to the rental market a stunning three-bedroom semi-detached property with an enclosed garden to the rear and a private driveway - this delightful home offers spacious family accommodation and boasts a favourable location within catchment for Brooklands Primary School and Sale Grammar.

The property has been lovingly' modernised to a high specification throughout and briefly comprises; covered porch, entrance hallway, extended open plan lounge/ dining room with a light, bright and airy' feel with French doors leading straight onto the garden, a brand new kitchen with integrated appliances and a separate dining or snug area.

To the first floor there are three bedrooms, the master with fitted wardrobes and a modern family bathroom with shower over bath and separate WC. Externally, the property has an enclosed garden to the rear, front garden and driveway with space for two cars.

Call the office on 0161 976 5080 to arrange a viewing. Part furnished.



- SEMI DETACHED
- THREE BEDROOMS
- PART FURNISHED
- OFF ROAD PARKING
- COUNCIL TAX BAND C
- EPC RATING D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	55