



ASHWORTH HOLME
Sales · Lettings · Property Management



69 ROOKFIELD AVENUE, M33 2BQ
£950 PER CALENDAR MONTH



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DESCRIPTION

ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT POSITIONED JUST A MOMENTS WALK FROM THE VERY HEART OF SALE TOWN CENTRE AND ITS MANY AMENITIES INCLUDING THE METROLINK NETWORK.

A well-presented one double bedroom ground floor apartment, situated on a desirable tree-lined road just moments from Sale Town Centre and the Metrolink network. The property is presented to an excellent standard and benefits from off-road parking, ample storage, electric heating and double glazing.

Sale Town Centre is within easy walking distance and offers a fantastic selection of independent shops, bars, restaurants and larger supermarkets, while the nearby Metrolink provides excellent transport links towards Manchester and beyond.

The accommodation briefly comprises an entrance hallway with useful storage cupboard, spacious living room with views to the front, modern fitted kitchen, generous double bedroom and a separate bathroom fitted with a white suite.

£100 holding fee applicable. Trafford Council Tax Band B. EPC D. Ashworth Holme are members of The Property Redress Scheme and CMP Client Money Protection Scheme.

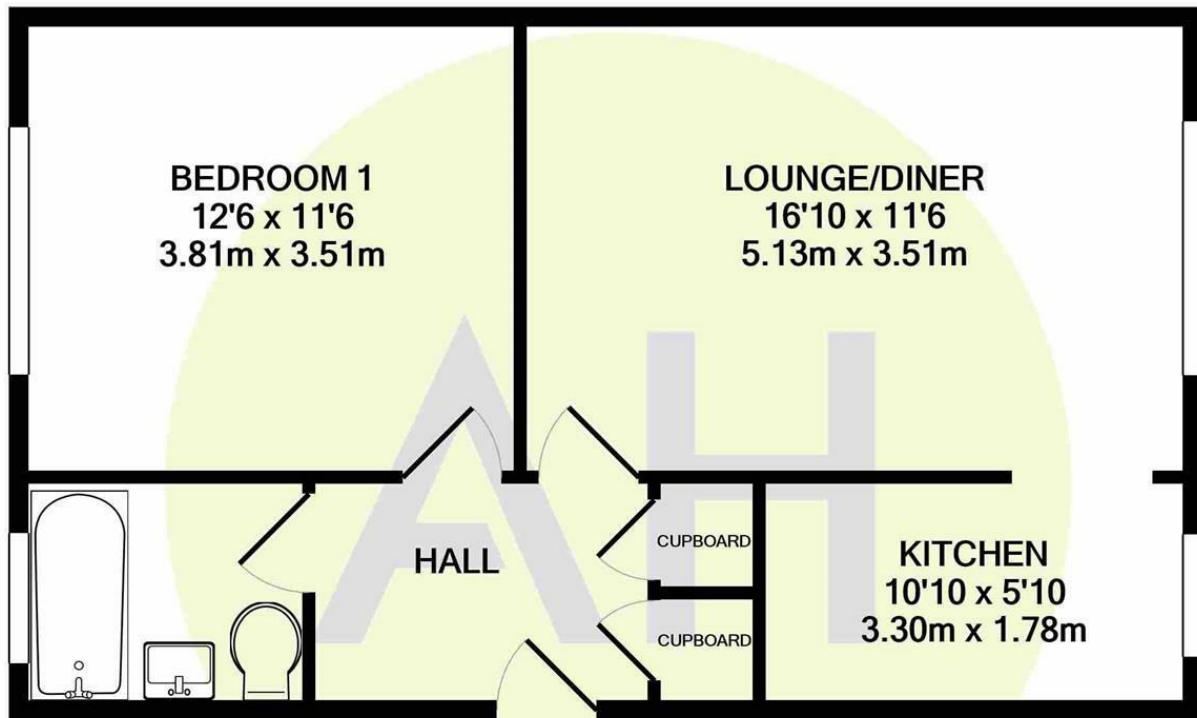
KEY FEATURES

- Ground Floor Apartment
- Presented to an excellent standard
- Modern kitchen & bathroom
- Walking distance of Sale Town Centre and local amenities
- Off road parking available





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TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 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	
56	78
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	



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PRS Property Redress Scheme

CMP Client Money Protect

DPS

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.