



jordan fishwick

3 CROFT ROAD SALE M33 2TZ
PCM £1,395 PCM

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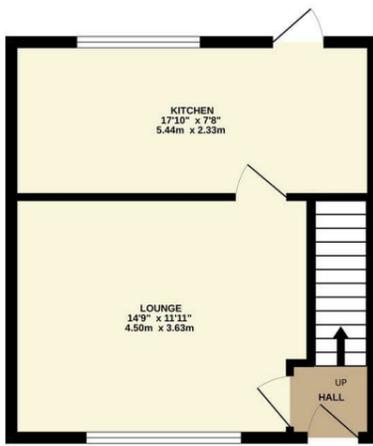
AVAILABLE MID APRIL *

IN PROGRESS OF REFURBISHMENT

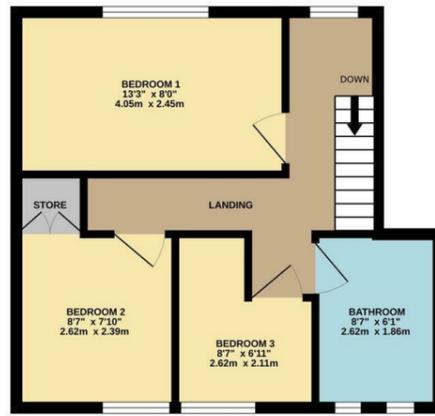
A three bedroom mid terrace property situated within a good location opposite Sale High School. Comprising; entrance hall, lounge, three bedrooms and a modern fitted bathroom with separate shower. Enclosed Gardens to the rear. Gas central heating and Double glazing. Epc Rating C. Trafford council Tax Band A.



GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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- Three Bedroom Terrace
- Opposite Sale High School
- Available From Mid April
- Private Garden To The Rear
- Close To Transport links
- Modern Fitted Bathroom with Separate shower
- Council Tax Band A
- Epc Rating C

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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		71	(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	England & Wales		EU Directive 2002/91/EC