



86 GRATRIX LANE, M33 2QD
£1,450 PER CALENDAR MONTH

 3  3  2



DESCRIPTION

A MODERN THREE BEDROOM END OF TERRACE PROPERTY WHICH BENEFITS FROM A LARGE REAR GARDEN, OFF ROAD PARKING, SINGLE GARAGE, DOWNSTAIRS WC AND A MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

The property is situated in a convenient location within easy reach of the Metrolink and M60 Motorway Network. Briefly comprises: Entrance Hallway, Cloaks WC, Lounge, Dining Room and Kitchen. To the first floor there are three well proportioned Bedrooms, En-Suite Shower Room and a separate Family Bathroom. Gas fired central heating and UPVC double glazing throughout. Externally to the rear there are large private enclosed gardens being mainly laid to lawn with a decking area in the foreground and sun patio to the rear. Further gardens to the front and driveway providing private off road parking leading to an attached Garage.

Unfurnished (white goods only). Available LATE MAY 2026. Minimum 12 month tenancy.

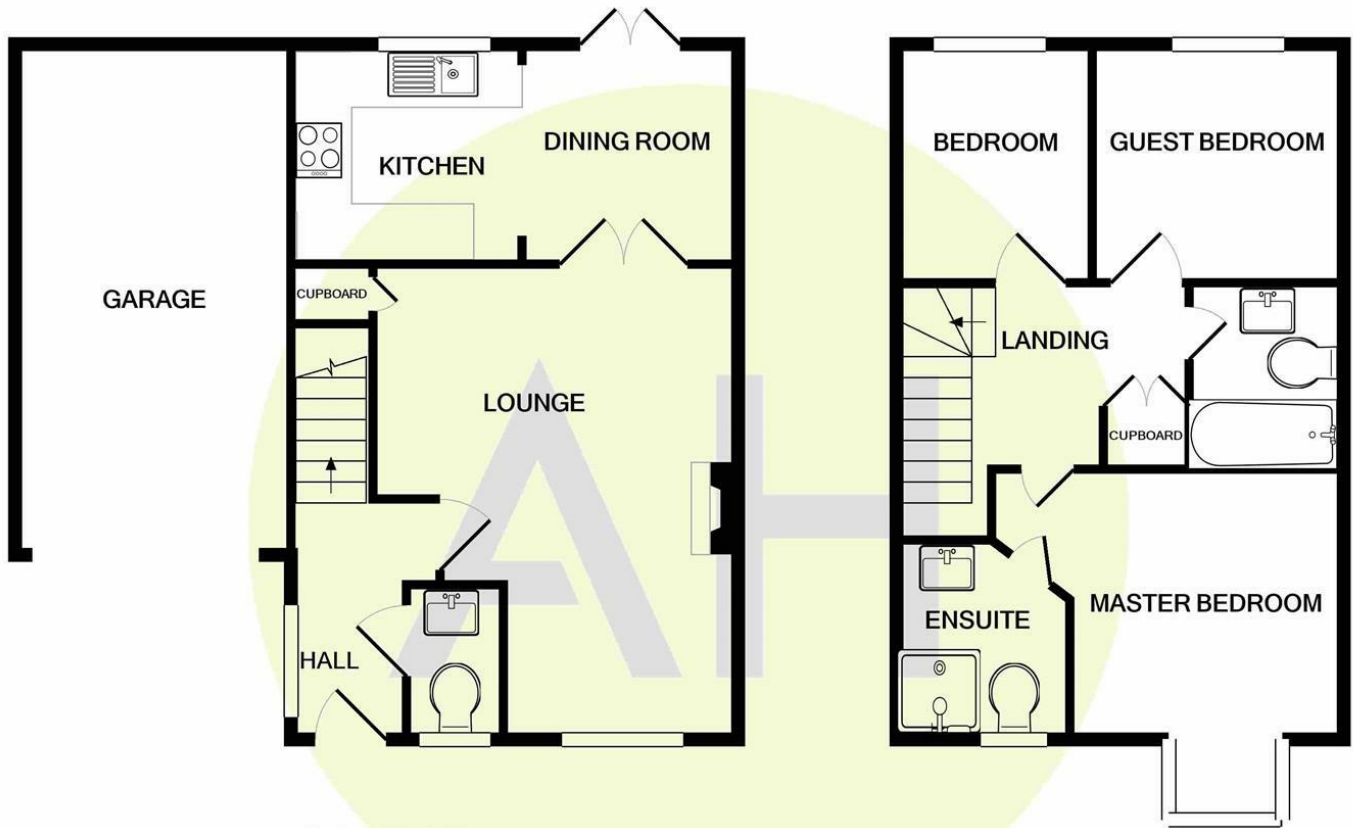
£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. Sorry pets are not permitted within this development.

KEY FEATURES

- Three bedrooms
- Well presented throughout
- Larger than average garden
- EPC rating D
- En-suite shower room
- Popular location
- Parking and garage







GROUND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 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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1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		1	1
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			
		1	1
England & Wales		EU Directive 2002/91/EC	