



jordan fishwick

40 EATON ROAD SALE M33 7TZ
PCM £1,200 PCM

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***AVAILABLE NOW *** Eaton Road, Sale

TWO DOUBLE PERIOD TERRACE PROPERTY, Close to Sale & Brooklands metro link and local amenities. In brief the property comprises; cosy front reception room/dining room, through to a spacious rear reception room/lounge which leads onto a modern kitchen with appliances and access onto the courtyard, to the first floor there are two double bedrooms and a spacious bathroom with power shower over bath. Externally there is a courtyard to the rear and on road parking. Property is warmed by gas central heating, and is double glazed throughout.



TOTAL FLOOR AREA: 719 sq ft. (66.3 sq m.) approx.
 Measurements are approximate. Not to scale. Intended purposes only.
 Made with Metropac CAD200



- TWO DOUBLE BEDROOM TERRACE
- ENTRANCE PORCH
- TWO RECEPTION ROOMS
- CLOSE TO METROLINK AND TOWN CENTRE
- EPC RATING D
- COUNCIL TAX BAND B
- PRIVATE REAR COURTYARD
- PART FURNISHED
- AVAILABLE NOW

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		66	(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