

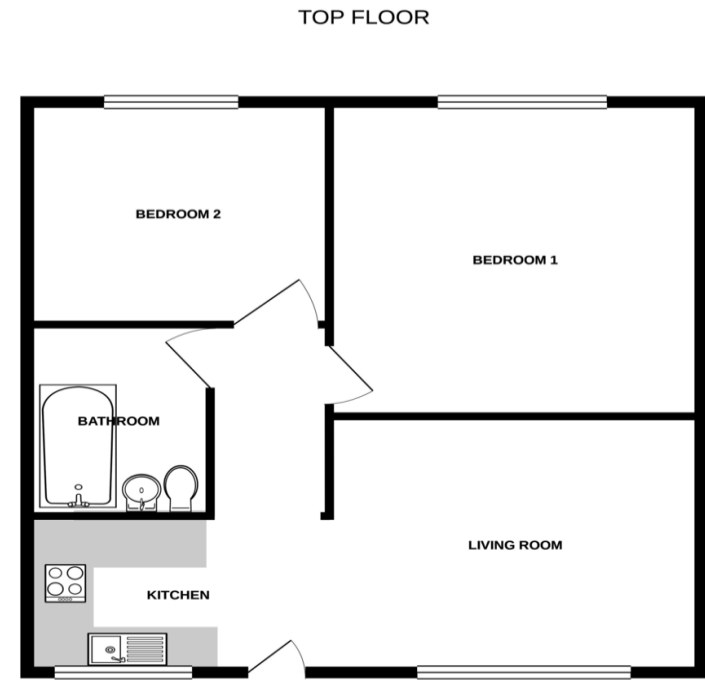


- Fantastic location
- Large terrace
- Newly refurbished
- Two good size bedrooms

## Cross Street, Sale, M33 7AN

£800 pcm

South Manchester Homes are pleased to offer for rent this brand new 2 bedroom apartment on Cross Street, Sale. The property has recently been refurbished to a high standard. It is unfurnished and comprises of entrance with large living room/kitchen, two double bedrooms and bathroom with shower above bath. Outside there is a large terrace offering a good amount of outside space. Available now.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of this 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 is given for their operability or efficiency on the date.



ENERGY PERFORMANCE CERTIFICATE (EPC) - FOR AN ENERGY RATING - SU24 UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.