



*Jordan* fishwick

FLAT 2 11-13 IRLAM ROAD SALE M33 2BH  
PCM £1,250 PCM

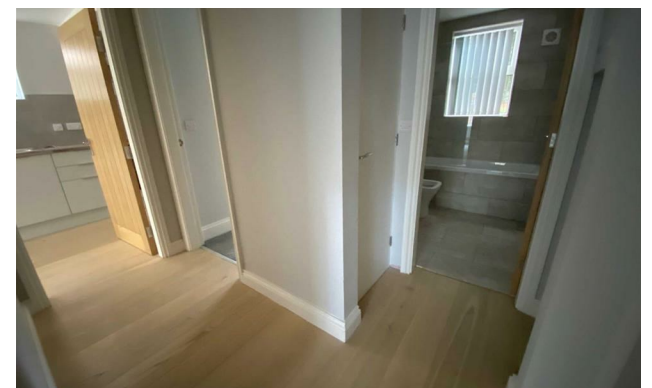
## FLAT 2 11-13 IRLAM ROAD SALE M33 2BH

\*\*\* AVAILABLE NOW \*\*\* Irlam Road, Sale

Jordan Fishwick are delighted to bring to the rental market a two double bedroom apartment situated on the lower ground floor with its own garden area. Situated within a fantastic location near to the town center, metro stop, shopping facilities and open parks such including Worthington Park.

Fully refurbished apartment within a converted period detached dwelling. Gas fired central heating, upvc double glazing and built in kitchen appliances. Offered on an unfurnished basis.

Parking included.



- APARTMENT
- PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- EPC RATING - C
- COUNCIL TAX BAND B
- AVAILABLE NOW

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 74   | 77  |
|   |                         |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |