



## FLAT 8 11-13 IRLAM ROAD SALE M33 2BH

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

Jordan Fishwick are delighted to bring to the market this newly renovated three bedroom duplex apartment in Sale. In brief the property comprises; entrance hall, open plan living/dining/kitchen with built in appliances, three bedrooms, one of which is on the top floor accessed via stairs and a three piece bathroom with walk-in shower cubicle and utility storage cupboard. The property also benefits from double glazing, gas central heating and off road parking. Offered on an unfurnished basis. Call now to view - 0161 976 5080



- DUPLEX APARTMENT
- THREE BEDROOMS
- UNFURNISHED
- RECENTLY RENOVATED
- OFF ROAD PARKING
- COUNCIL TAX BAND B
- EPC RATING C
- 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	76 77	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC