

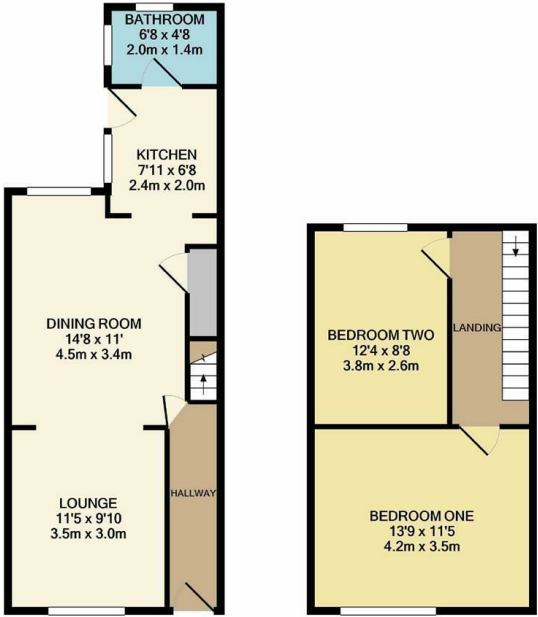


*jordan*fishwick

2 WOLSELEY ROAD SALE MANCHESTER M33 7AT
PCM £1,350 PCM

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****AVAILABLE MID OCTOBER**** Beautifully presented, two double bedroom garden fronted Victorian end terraced, full of character and charm! The property is well situated for the nearby Metrolink station at Dane Road, Sale Town Centre, Bridgewater Canal and Nearby M56 and M60 motorway links. The internal accommodation briefly comprises; Entrance Hallway with wooden flooring, Family lounge with feature fire place, great size dining room ,modern fitted kitchen with built in appliances. Family bathroom is situated on the ground floor. To the first floor there are two sizable Double Bedrooms. Externally there is an enclosed front garden and pretty garden to the rear boasting a sunny aspect. Council Tax band B. Offered on a unfurnished basis. Call Jordan Fishwick now to view 0161 976 5080.



GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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- AVAILABLE MID/LATE OCTOBER
- Two Bedroom End Terrace
- Close to Metrolink
- Unfurnished
- Council tax band - B
- EPC Rating - D
- Great location

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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	