



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**11 ROOKFIELD AVENUE, M33 2BQ**  
**£950 PER CALENDAR MONTH**



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## DESCRIPTION

### ATTRACTIVE ONE DOUBLE BEDROOM TOP-FLOOR APARTMENT IN A PRIME SALE LOCATION

A beautifully presented one double bedroom top-floor apartment, situated on a desirable tree-lined road just moments from Sale Town Centre. Offering well-proportioned accommodation, off-road parking and excellent access to local amenities and the Metrolink, this is an ideal home for a single professional or couple.

The property is presented to an excellent standard and comes part furnished, making it ready to move straight into. Sale Town Centre is within easy walking distance, offering a fantastic selection of independent shops, cafés, bars, restaurants and supermarkets, while the nearby Metrolink provides convenient links towards Manchester and beyond.

The accommodation comprises an entrance hallway with useful storage cupboard, a generous living room with views over the front, a modern fitted kitchen, spacious double bedroom and a separate shower room with a modern white suite.

The property also benefits from electric panel heating, double glazing and off-road parking.

A holding fee of £100 is applicable. Please note that Ashworth Holme are proud members of The Property Redress Scheme and all deposits are securely lodged with The Deposit Protection Service.

## KEY FEATURES

- One double bedroom top floor apartment
- Presented to a good standard
- Available NOW
- Situated within just a moments walk of Sale centre
- Ample off road parking





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ASHWORTH HOLME

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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