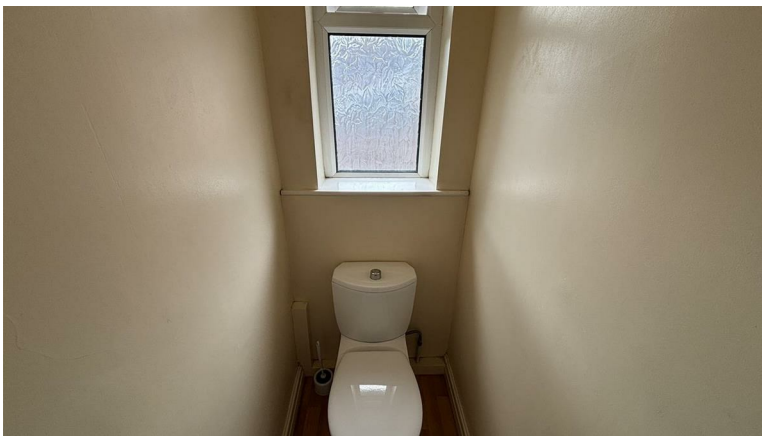




## 44B RIDDINGS ROAD TIMPERLEY ALTRINCHAM WA15 6BP

\*\*\* AVAILABLE END OF JULY \*\*\* Ridding Road, Timperley - Jordan Fishwick are pleased to bring to the rental market this spacious three bedroom apartment in Timperley. In brief the property comprises; communal entrance with private front door and stairs leading to first floor. Entrance hallway, open plan kitchen, dining, lounge area with appliances, three double bedrooms and a bathroom with three piece suite and shower over bath. The property also benefits from gas central heating, double glazing and is close to local shops and metrolink. Offered on an unfurnished basis. Call now to view - 0161 929 9797



- THREE BEDROOMS
- FIRST FLOOR FLAT
- UNFURNISHED
- CLOSE TO LOCAL SHOPS
- CLOSE TO METROLINK
- COUNCIL TAX BAND A
- EPC RATING - C

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>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(50-60) <b>C</b>
(55-68) <b>D</b>			(39-49) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	75
			<b>England &amp; Wales</b> EU Directive 2002/91/EC