



2 SHREWSBURY ROAD SALE M33 3TP

***AVAILABLE EARLY AUGUST** Jordan Fishwick are delighted to bring to the rental market a spacious three Bedroom semi-detached property in a fantastic location Zoned for Brooklands Primary School, Property comprises; Porch, hallway, with downstairs WC/shower room, Open plan through lounge /dining room, with patio doors out to rear garden, modern fitted kitchen with appliances and access out to garden. to the first floor to the this family home, boasts two double bedrooms and a single, as well as a clean and spacious family bathroom. Gardens front & rear. Gas central Heating and off road parking. Detached Garage. Offered on a part furnished basis, to view call 0161 976 5080



- Semi Detached Property
- Part Furnished
- Garden To Rear
- Three Beds
- Zoned For Brooklands Primary
- Close To Metro link
- Available Early August
- EPC Rating D
- Parking and Garage
- Council Tax Band - C Trafford

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	