



ASHWORTH HOLME
Sales · Lettings · Property Management



40 HAMPDEN ROAD, M33 7UB
£1,350 PER CALENDAR MONTH



DESCRIPTION

AVAILABLE MID JUNE - AN INCREDIBLY WELL PRESENTED AND RECENTLY UPDATED TWO DOUBLE BEDROOM VICTORIAN MID-TERRACE THAT FORMS PART OF A HIGHLY CONVENIENT LOCATION WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE AND BROOKLANDS METROLINK.

After being recently updated this superb property now benefits from a high standard of presentation throughout in addition to two separate reception rooms, ample outside space and a modern kitchen and bathroom. Recent works include full redecoration, new carpets/flooring, new alkathene mains water supply, loft insulation and newly fitted front and rear doors. Please note the property is fully double glazed and is heated by a modern boiler which is approximately 5 years old.

In brief the accommodation comprises: Entrance hallway, lounge, dining room and kitchen providing access to the rear garden. To the first floor there are two double bedrooms and a well appointed bathroom. Externally there is a secure garden with a panelled fencing enclosure. To the front there are further gardens.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. All deposits are lodged with the 'Deposit Protection Service'.

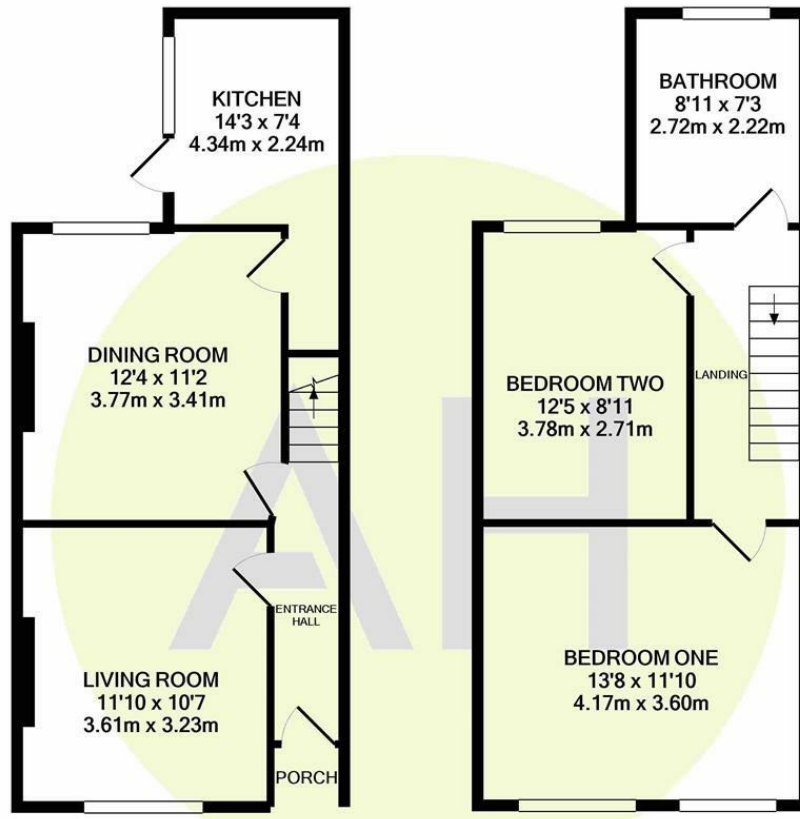
Council Tax Band = B.
On street permit parking available.

KEY FEATURES

- Spacious two double bedroom terrace
- Recently updated throughout
- Walking distance of Sale & Metrolink
- Presented to an excellent standard
- Sought after location
- Rear courtyard garden







GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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