



Jordan **fishwick**

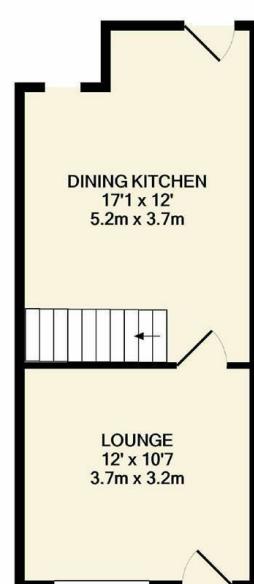
44 DUDLEY ROAD SALE M33 7BB
PCM £1,200 PCM

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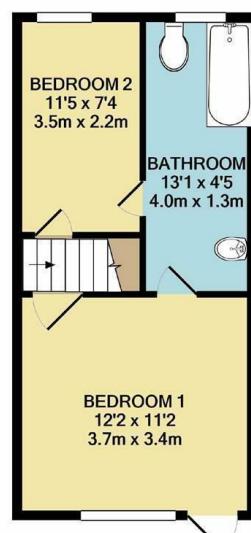
*** AVAILABLE MARCH *** Dudley Road, Sale

Jordan Fishwick are pleased to bring to the rental market this period, mid-terrace property, conveniently located for the M60 motorway, Sale Town Centre, and only a short walk from Dane Road Metro link Station.

The ground floor accommodation comprises in brief; Modern lounge with feature fire place, dining kitchen. To the first floor there is an impressive master bedroom, a further good size single bedroom, or small double and a Jack & Jill bathroom suite with shower over the bath, accessed via either bedroom. Externally the property boasts a cottage style garden to the rear, and on road permit parking to the front. Property is warmed by gas central heating and double glazed throughout. Offered on an unfurnished basis. Call now to view - 0161 976 5080



GROUND FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)
Not energy efficient - higher running costs



- TERRACE
- TWO BEDROOMS
- UNFURNISHED
- CLOSE TO METROLINK
- CLOSE TO SALE TOWN CENTRE
- EPC RATING - C
- COUNCIL TAX BAND C

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			
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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