



ASHWORTH HOLME
Sales · Lettings · Property Management



20 BERTRAM STREET, M33 2HH
£1,300 PER MONTH



DESCRIPTION

A BEAUTIFULLY WELL PRESENTED LARGER THAN AVERAGE TWO BEDROOM MID TERRACE SITUATED ONLY A MOMENTS WALK FROM SALE MOOR VILLAGE AND WITHIN A SHORT DISTANCE OF SUPERB TRANSPORT LINKS.

This contemporary property was fully refurbished within recent years and benefits from a modern open plan dining kitchen and boasts a well-maintained enclosed rear garden. Situated in a fantastic location just a short walk from the many amenities of Sale Moor Village and within easy walking distance of the Metrolink network. The property forms part of a quiet Cul-De-Sac location with ample on street parking and no passing traffic.

Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Lounge with window the front aspect, impressive kitchen which is open plan to a spacious dining area which gives access to the rear gardens. To the first floor there are two double bedrooms and a smart bathroom fitted with a white suite. Externally there is an enclosed garden mainly laid to lawn with an initial decked seating area ideal for dining or entertaining during the summer months.

AVAILABLE MARCH 2026 - EARLY VIEWING RECOMMENDED!

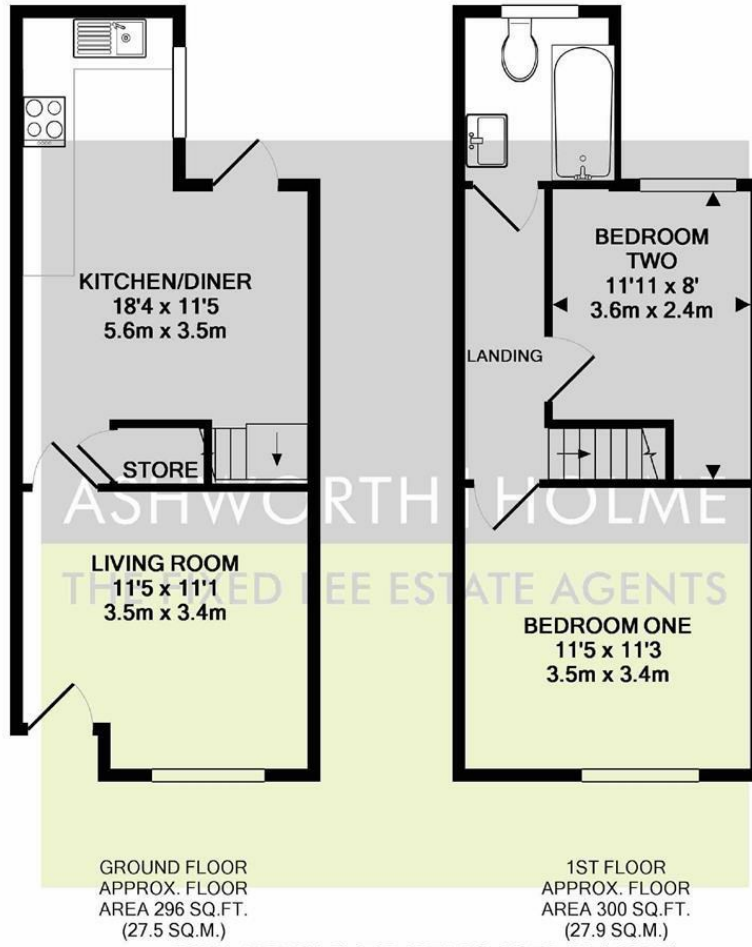
£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' All deposits are lodged with the 'Deposit Protection Service'.

KEY FEATURES

- Beautifully presented two bed mid terrace
- Close to the M60 and Metrolink network
- Excellent rear garden with decked area
- Council Tax Band B
- Within a moments walk of Sale Moor Village
- Open plan kitchen diner with garden access
- No Pets







TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 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		64	68
(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		59	62
(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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