



TO LET

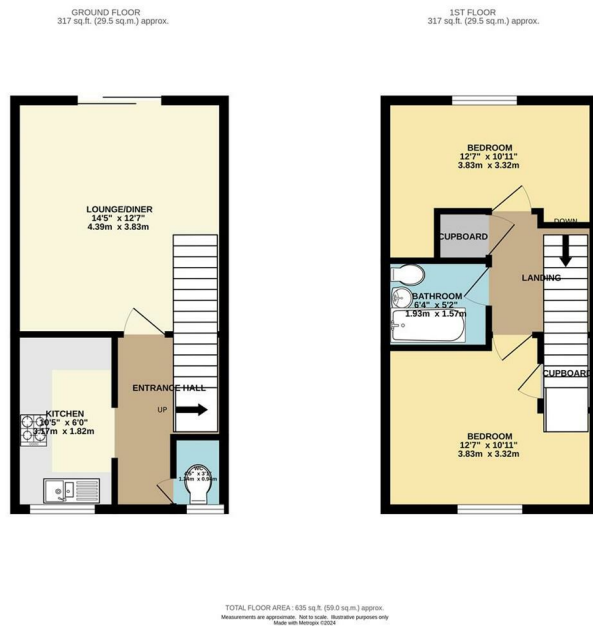
30 Riding Close, Sale, M33 2ZP
£1,200 Per Calendar Month pcm



- Available Late March
- Two Double Bedroom Modern End Mews
- Cul De Sac Location
- Close To Local Metro Tram Stop
- Enclosed Gardens To The Rear
- Prfivate Parking
- Epc Rating C
- Tafford Council Tax Band C

THE PROPERTY

****AVAILABLE LATE MARCH**** Modern two double-bedroom contemporary end of mews style property. Internally the accommodation comprises in brief: Entrance hallway, downstairs WC, generous size living room with access to the rear garden, modern kitchen with fitted appliances. The first floor comprises: two doubled bedrooms one benefitting from fitted wardrobes, white three piece bathroom. To the front there is a driveway with space for one car, off road parking also available. To the rear there is a well-tended enclosed garden which is mainly laid to lawn and there is a paved patio area. Located within a very popular development, the property is within close proximity of local amenities, convenient reach of desirable schools and the Metrolink. Offered on an unfurnished basis. Council Tax Band C.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	