



**Jordan fishwick**

13 ST ANNS STREET SALE CHESHIRE M33 2NT  
PCM £950 PCM

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\*\*\* AVAILABLE FEBRUARY \*\*\* CLOSE TO LIME TREE PRIMARY SCHOOL & SALE ROAD METRO LINK STOP \*\*\* Jordan Fishwick are pleased to bring to the rental market a pretty, period, cottage style, mid terrace, conveniently located for access to the M60 motorway, Sale Road Metro Link stop and Sale Moor village. The property has modern decor throughout and comprises if brief: Spacious Lounge, modern fitted dining kitchen with appliances and UPVC French doors out to rear yard. To the first floor there is a generously sized master bedroom, a further single bedroom and a stylish and modern bathroom with shower over bath. Gas fired central heating and fully double glazed throughout. Externally there is a low maintenance yard to the rear. Offered on a part furnished basis. Pets considered. Call SALE BRANCH TO VIEW 0161 976 5080!!



- TERRACE
- TWO BEDROOMS
- MODERN KITCHEN
- COURTYARD GARDEN
- CLOSE TO METROLINK
- COUNCIL TAX BAND B
- EPC RATING B

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65	86	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington