



12 PIMMCROFT WAY, M33 2LA
£1,250 PER CALENDAR MONTH



DESCRIPTION

****AVAILABLE NOW**** A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF A QUIET AND POPULAR LOCATION WITHIN A MOMENTS WALK OF THE METROLINK AND JUST A SHORT DRIVE FROM THE M60 MOTORWAY NETWORK.

This recently updated family home benefits from a brand new kitchen, master bedroom with en-suite shower room, single garage, driveway providing off road parking and a beautiful rear garden. The property is being offered 'To Let' on un-furnished basis however, there are blinds in most room and fitted wardrobes in two of the three bedrooms benefit from fitted furniture.

In brief the accommodation comprises: Newly fitted kitchen, large lounge/dining room and a conservatory providing garden access all to the ground floor. To the first floor there are three bedrooms including the master which benefits from fitted wardrobes and is serviced by an en-suite shower room. There is also a modern family bathroom which has been fitted with a white suite. Externally to the rear there is a incredibly well maintained and mature rear garden which is mainly laid to lawn. To the front there is a driveway providing off road parking and access to the single garage with up and over door.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

EPC=D. Council Tax Band = C.

KEY FEATURES

- Three bedroom semi-detached
- Presented to an excellent standard
- Un-furnished
- Close to the Metrolink Network
- Quiet and popular location
- Available NOW





DIMENSIONS



ASHWORTH HOLME

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	

