



# Jets

NORTHENDEN ROAD, SALE, M33 2DH

£700 PCM







A compact modern STUDIO full refurbished available immediately. With OFF ROAD PARKING this property is ideally located in SALE TOWN CENTRE. At ground floor level at the back of the building a large living/sleeping space has plenty of natural light, is gas central heated and has a modern shower room

**STUDIO** Open plan living/sleeping space with plenty of natural light from the large window to the side of the building. A feature brick fireplace adds character to the room and allows storage display shelving. There is also a built in wardrobe and storage cupboard with rails.

**SHOWER ROOM** A glass shower cubicle has been fitted along with a wc and sink unit. A window to the side offers plenty of natural light and ventilation.

**KITCHEN** This light and bright kitchen has white wall and base units with a black roll top work surface over. as well as an electric fan oven and hob. There is a fridge with a freezer box and a washing machine both of which are there for tenants to use but the landlord will not repair or replace them if they fail.



OFF ROAD PARKING At the back of the building there is an allocated parking space for one vehicle and there is access through the basement at the rear to the main shared entrance hallway and Studio front door.

Council Tax Band A Trafford Council

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		