



**166 YEW TREE LANE, M23 0EA**  
**£825 PER CALENDAR MONTH**





## DESCRIPTION

**\*\*AVAILABLE NOW\*\*** A FULLY REFUBISHED THREE BEDROOM MID TERRACE PROPERTY COMPLETE WITH A LARGE REAR GARDEN AND DINING KITCHEN. The property forms part of a quiet Cul-De-Sac location within easy walking distance to the Metrolink and just a short drive from the local Motorway Network. Warmed by gas central heating and double glazing throughout. Recently the property has been fully refurbished throughout including full redecoration, new carpets, new fitted kitchen and bathroom. The property is offered 'To Let' on a part furnished basis this includes carpets and all white goods. SORRY NO PETS OR SMOKERS. AVAILABLE NOW. PART FURNISHED. £100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. All deposits are lodged with the 'Deposit Protection Service'. EPC=D

## KEY FEATURES

- Available now
- Close to the Metrolink Network
- Large rear garden
- Quiet Cul-De-Sac location
- All white goods included
- Fully refurbished throughout
- Double glazing & gas central heating
- Newly fitted dining kitchen with garden access





**DIMENSIONS**



# ASHWORTH HOLME

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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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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