



jordan fishwick lettings 1 Cranford Avenue, Sale, M33 2AU
£1,250 Per calendar month

- **AVAILABLE NOW**
- **Three bedroom end terrace**

- **Parking**
- **Private rear gardens**

- **Great location**
- **Close to local metro stop**

Entrance hall

Stairs to the first floor. Radiator. Ceiling coving.

Lounge

With cast iron Victorian style fireplace. To wall recess areas with fitted cabinets. Double radiator. Ceiling coving. UPVC double glazed part frosted box bay window to front aspect.

Dining room

Exposed floorboards. Fitted gas fireplace. Built-in deep walking under stairs storage cupboard. Double radiator. UPVC double glazed window to rear aspect.

Kitchen

Fitted with a modern range of base and eye level kitchen units with work surface areas incorporating a 1 ½ bowl single drainer stainless steel sink unit together with mixer tap. Built-in fan oven with four ring gas hob above. Recess and plumbing for washing machine. Built-in fridge and freezer. Single radiator. UPVC double glazed window to the side aspect. Rear hallway. The hallway

Wc

Rear hallway
UPVC double glazed door to the side access on regardless.

WC

Low-level WC. Wash handbasin. Single radiator. UPVC double glazed window to the side aspect.

First floor - Landing

Loft access points

Bedroom one

A good size double bedroom with exposed floorboards. Single radiator. UPVC double glazed to windows to rear aspect.

En suite shower room

Fitted with a white three-piece suite incorporating tiled shower cubicle. Low-level WC. Pedestal wash hand basin. Double radiator. Double glazed frosted window to side aspect.

Bedroom two

Another double bedroom with exposed floorboards. Double radiator. UPVC double glazed box bay window to front aspect. Double radiator.

Bedroom three

Laminate flooring. Single radiator. UPVC double glazed window to rear aspect.

Bathroom

Fitted with a white three-piece suite with part tiled walls incorporating panelled bath with fitted shower. Low-level WC. Pedestal wash hand basin. Heated towel rail. UPVC double glazed frosted window to front aspect.

Outside

Outside to the rear is a private sun terrace patio Gardens with Fencing enclosure and a range of border displays. Hard standing for garden shed. Outside cold water tap. Gated access to the site. To the front there is private off road parking.

