



# TO LET

2 Field Road, Sale, M33 5PQ  
£1,100 Per Calendar Month pcm

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

- Available Early Jan 2024
- Period End Terrace
- Two Bedrooms
- Centre Of Ashton Village
- Modern Fitted Kitchen
- Permit Parking
- EPC Rating D
- Council Tax Band B

## THE PROPERTY

AVAILABLE EARLY JAN 2024. A well presented Two Bed end Terrace, the period property is situated in the very Heart of Ashton upon Mersey Village with Access to all local shops, transport and many more amenities. The property briefly comprises; a lounge, a spacious open plan kitchen / diner and to the first floor there is a large front facing master bedroom, family bathroom and rear facing second bedroom. Externally to the rear of the property there is a paved court yard garden with a private entrance gateway and to the front on street permit parking. PART FURNISHED



GROUND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	