



TO LET

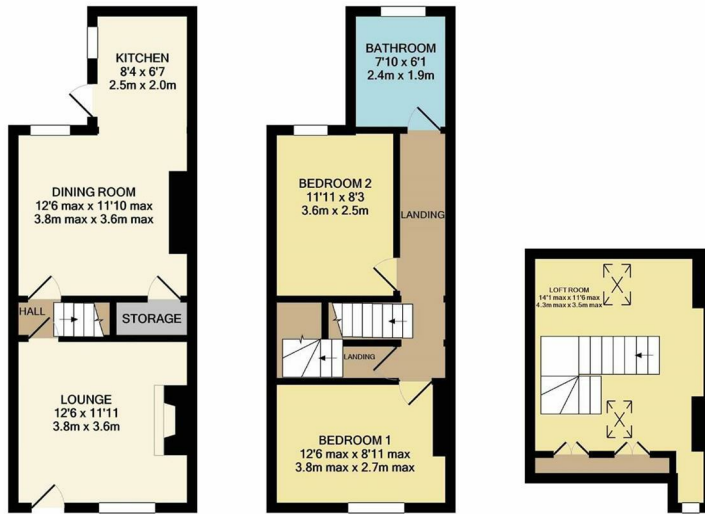


5 Eaton Road, Sale, M33 7TZ
£1,300 Per Calendar Month pcm

- Three Bedroom Terrace
- Available Mid Feb 2024
- Close to Local Tram Stop
- Close To Town Centre
- Enclosed Rear Courtyard
- EPC Rating D
- Council Tax Band B

THE PROPERTY

A fantastic THREE BED TERRACE property situated close to Sale Town Centre, the local Metrolinks and fantastic schools. This modern and well presented accommodation comprises, spacious lounge, dining room open to kitchen, two double bedrooms, modern three-piece bathroom and third bedroom in the converted attic. Gas fired central heating from a combination boiler, UPVC double glazed windows and security alarm system. Fully enclosed and private courtyard garden to the rear. Available from 6th March. Part furnished.



GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 194 SQ.FT.
(18.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.4 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 