



**jordan fishwick**

30 RIDING CLOSE SALE M33 2ZP  
Per Calendar Month £1,200 Per

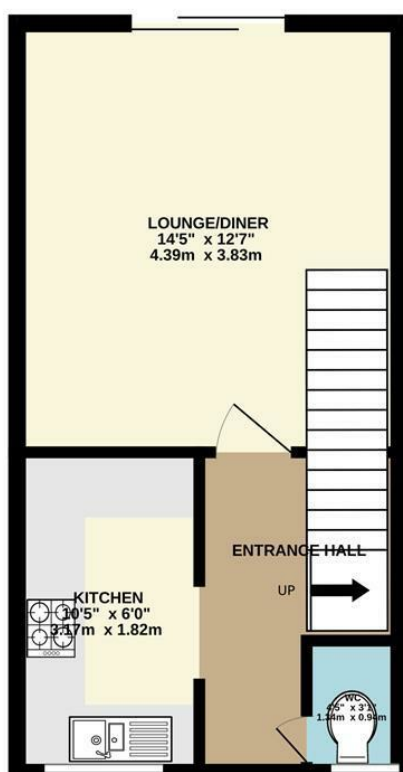
## 30 RIDING CLOSE SALE M33 2ZP

**\*\*AVAILABLE LATE MARCH\*\*** Modern two double-bedroom contemporary end of mews style property. Internally the accommodation comprises in brief: Entrance hallway, downstairs WC, generous size living room with access to the rear garden, modern kitchen with fitted appliances. The first floor comprises: two doubled bedrooms one benefitting from fitted wardrobes, white three piece bathroom.

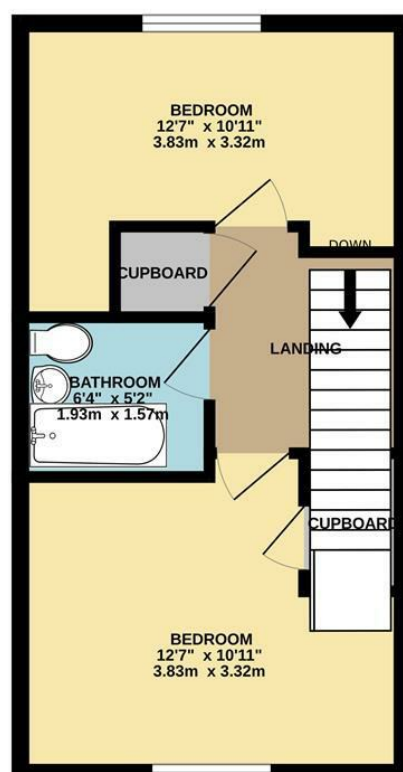
To the front there is a driveway with space for one car, off road parking also available. To the rear there is a well-tended enclosed garden which is mainly laid to lawn and there is a paved patio area. Located within a very popular development, the property is within close proximity of local amenities, convenient reach of desirable schools and the Metrolink. Offered on an unfurnished basis. Council Tax Band C.



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	76
(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	