



TO LET

6 Sandiway Road, Sale, Cheshire, M33 5AJ

£2,000 Per Calendar Month pcm

www.jordanfishwick.co.uk

- Four/Five bedroom Semi Detached House
- Available Now
- Unfurnished
- Ground Floor Bedroom With En Suite
- Two Reception Rooms
- Ashton Scool and St Marys Catchment
- Ample Parking
- Large Garden Plot
- EPC Rating D
- Trafford Council Tax E

THE PROPERTY

AVAILABLE NOW

Fantastic opportunity to acquire a unique four/five bedroom semi detached located in one of Sales most highly regarded areas, standing in large private serene gardens within the catchment areas of St. Marys Primary School and Ashton on Mersey High School. The well balanced accommodation comprises; Entrance Hall, Inner Hall, Lounge, Dining Room, Kitchen, Breakfast Room, Shower Room, Downstairs Cloaks and Utility. To the first floor there are four generously proportioned bedrooms and main shower room. Externally the property boasts ample off road parking. Extensive gardens to the rear.

Unfinished. EPC rating D. Trafford Council Tax Band E



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 67 | |
| (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 | |