



77 Roebuck Lane, Sale, M33 7SZ

£1,100 Per Calendar Month

www.jordanfishwick.co.uk





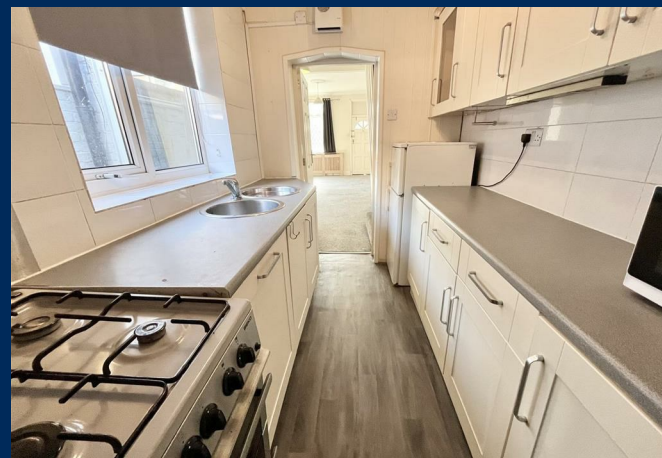
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- Terrace Property
- Open Plan Living
- Courtyard to Rear
- EPC Rating D
- Available Late September

- Two Double Bedrooms
- Close to Sale Centre & Metrolink
- Part Furnished
- Council Tax Band B

AVAILABLE LATE SEPTEMBER A two double bedroom mid terrace property situated on a popular cul-de-sac within walking distance of Sale town centre, the Bridgewater Canal, and Sale Metrolink station. The internal accommodation has an open plan lounge/diner, modern kitchen, inner hallway and ground floor bathroom with shower over bath. To the first floor there are two generous double bedrooms. Externally the property benefits from a low maintenance stone courtyard at the rear. Gas central heating and double glazed throughout with resident & guest permit parking available. Offered on a Part Furnished basis, EPC Rating D. Tax Band B.

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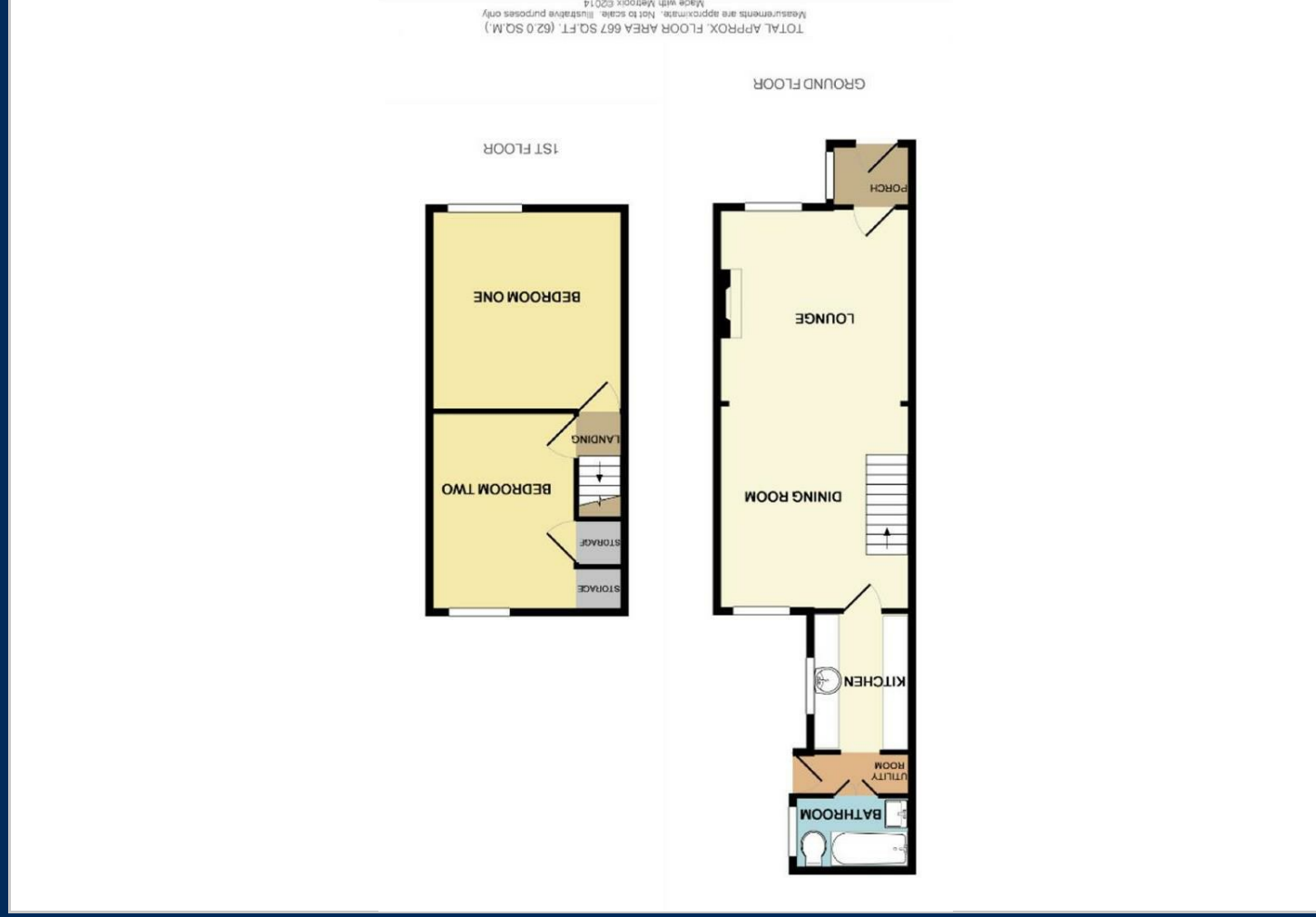
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Why take a risk?
Sell Smarter





Floor Plans



Viewing

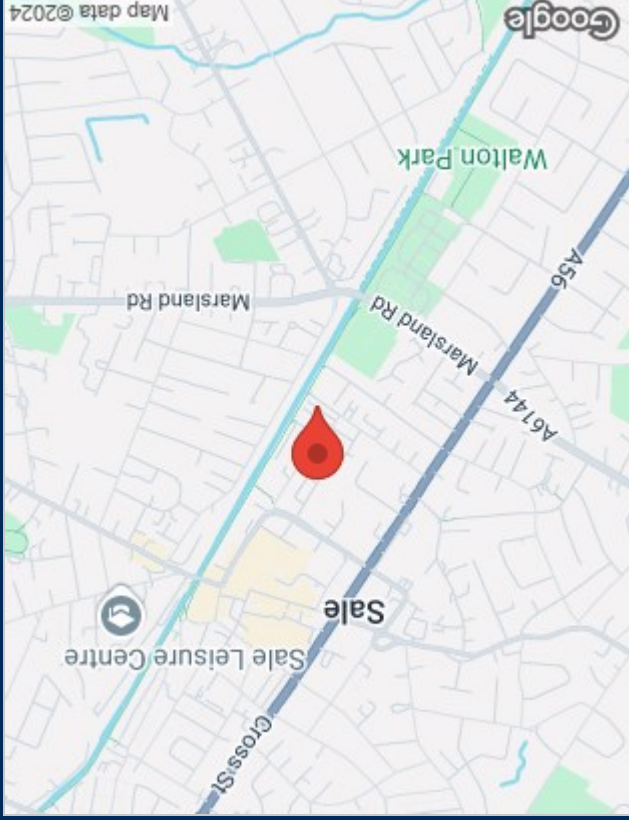
Please contact our Sale Lettings Office on if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Needs improvement	D (55-68)
Needs significant improvement	E (39-54)
Very poor energy efficiency - higher running costs	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
	59
	73

EU Directive 2002/91/EC
 England & Wales

Energy Performance Graph



Location Map