



11 MARTHALL DRIVE, M33 2XP
£1,600 PER CALENDAR MONTH

 3  0  1



DESCRIPTION

AVAILABLE NOW - EARLY VIEWING RECOMMENDED!

Situated on a quiet residential road in the popular area of Sale, this well-presented home at 11 Marthall Drive offers comfortable living in a highly convenient location.

The property provides well-proportioned accommodation ideal for professionals, couples, or families. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living area, a fitted kitchen with ample storage and workspace, and generously sized bedrooms served by a modern bathroom.

Externally, the property benefits from off-road parking and a private rear garden, offering a pleasant outdoor space for relaxing or entertaining.

Marthall Drive is ideally positioned close to a number of well-regarded schools including Sale High School, Lime Tree Primary Academy and the highly regarded Sale Grammar School. The property is also conveniently located for local amenities, with Wythenshawe Park nearby offering extensive green space and leisure facilities.

Excellent transport connections are available via the nearby Wythenshawe Park Metrolink Stop, providing direct access to Manchester city centre and Manchester Airport.

This attractive home combines comfortable accommodation with a convenient location, making it an excellent rental opportunity in one of Trafford's most sought-after

KEY FEATURES

- Well-presented family home in a quiet residential location in Sale
- Large private rear garden and off-road parking
- Excellent transport links via Wythenshawe Park Metrolink Stop with direct access to Manchester city centre
- Spacious living accommodation with bright lounge and fitted kitchen
- Conveniently located for well-regarded schools including Sale High School and Lime Tree Primary Academy







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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