



10 CHRISTCHURCH ROAD, M33 5JL
£1,500 PER CALENDAR MONTH

3 1 1



DESCRIPTION

A BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOME TO LET IN A QUIET CUL-DE-SAC JUST OFF MANOR AVENUE - RECENTLY UPDATED AND AVAILABLE IMMEDIATELY

Set within a quiet cul-de-sac just off the ever-popular Manor Avenue, this well-presented three bedroom semi-detached home offers comfortable, modern living in a great location. With local schools, shops, amenities and transport links all close by, it's an ideal home for families or professionals.

The property has been mostly renovated and features a smart, modern dining kitchen with a brand new kitchen and all brand new appliances, giving you a lovely space to cook and enjoy meals together. There's also a bright conservatory that opens out to the rear garden, along with gardens to both the front and rear and off-road parking via the driveway.

The accommodation feels light and welcoming throughout and is ready to move straight into. In brief, it comprises an entrance hallway, a cosy lounge, modern dining kitchen and conservatory to the ground floor. Upstairs there are three good-sized bedrooms and a modern shower room.

Outside, the enclosed rear garden is low maintenance and perfect for relaxing, while the front garden and driveway provide parking and additional outdoor space.

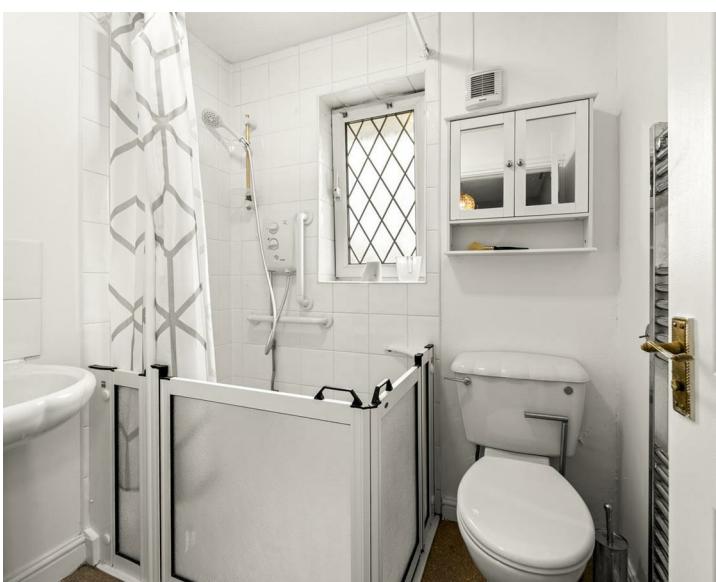
Available immediately, this is a great opportunity to rent a well-cared-for home in a quiet yet convenient part of Sale. Early viewings are highly recommended.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' All deposits are lodged with the 'Deposit Protection Service'.

KEY FEATURES

- **AVAILABLE NOW**
- **Three bedroom semi-detached home**
- **Brand new appliances**
- **Close to excellent transport links**
- **Paved rear garden with panelled fencing**
- **Forming part of a quiet Cul-De-Sac**
- **Newly installed kitchen**
- **Conservatory providing garden access**
- **Off-road parking and front garden**





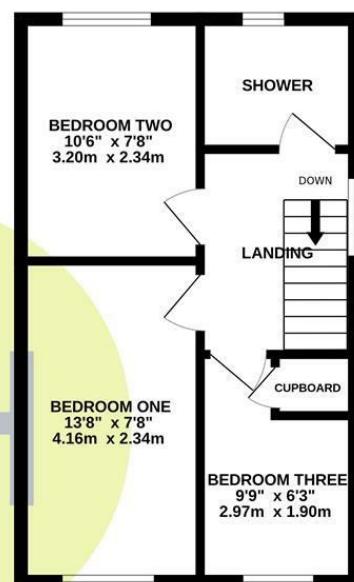
FLOOR PLANS



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

ASHWORTH HOLME

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Property
Redress
Scheme

Client Money Protect

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.