



**4 HANCOCK STREET, M32 8WH**  
**£1,050 PER MONTH**

2 1 2



## DESCRIPTION

**\*\*AVAILABLE MID/END SEPTEMBER\*\*** A RECENTLY REFURBISHED TWO DOUBLE BEDROOM MID TERRACE PROPERTY WHICH FORMS PART OF A POPULAR LOCATION WITHIN EASY REACH OF THE M60 MOTORWAY NETWORK AND THE METROLINK. The property is unfurnished but includes blinds and kitchen white goods. In brief the accommodation comprises: Entrance vestibule, lounge, dining room and a modern fitted kitchen which gives access to the rear courtyard garden. To the first floor there are two double bedrooms and a bathroom which has been fitted with a modern white suite. Externally to the rear there is an enclosed courtyard garden.

UN-FURNISHED (blinds & white goods only). Available mid/end September. Minimum 12 month tenancy.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

## KEY FEATURES

- Available mid/end September
- Close to Stretford, Sale & Chorlton
- Recently updated throughout
- Situated close to excellent transport links
- Blinds & white goods only
- Rear courtyard garden







## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 0161 973 6680 [INFO@ASHWORTHHOLME.CO.UK](mailto:INFO@ASHWORTHHOLME.CO.UK)  
[WWW.ASHWORTHHOLME.CO.UK](http://WWW.ASHWORTHHOLME.CO.UK)

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.

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		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

