



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**9 WATERSIDE, M33 7LQ**  
**£1,375 PER CALENDAR MONTH**



## DESCRIPTION

PART OF A HIGHLY SOUGHT AFTER AND PRESTIGIOUS CANAL SIDE DEVELOPMENT THAT IS SITUATED JUST A MOMENTS WALK FROM THE VERY HEART OF SALE TOWN CENTRE.

This superb property benefits from a designated parking space, large lounge and living space with a balcony overlooking the scenic Bridgewater Canal and a master bedroom with an en-suite shower room.

In brief the accommodation comprises: Entrance hallway with storage cupboard, lounge/dining room with balcony, kitchen with integrated appliances, master bedroom with an en-suite, second double bedroom and a bathroom which has been fitted with a white suite. Externally to the front there is a designated parking space.

Minimum 12 month tenancy. Sorry no pets or smokers. Un-Furnished (Kitchen white goods only). Available LATE APRIL.

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

## KEY FEATURES

- Two double bedrooms, first floor apartment
- Lounge with balcony overlooking the scenic canal views
- Available late April - Early Viewing Recommended!
- Master bedroom with En- Suite bathroom
- Designated parking space







# ASHWORTH HOLME

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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 <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			
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