



ASHWORTH HOLME
Sales · Lettings · Property Management



38 EATON ROAD, M33 7TZ
£1,400 PER CALENDAR MONTH



2



1



1



DESCRIPTION

A beautifully renovated and larger-than-average modern two-bedroom, one-bathroom terraced house, ideally located on Eaton Road, just a 10-minute walk from Brooklands Metrolink.

The property falls within the catchment area for highly regarded local schools, including Springfield Primary School and Sale Grammar School, making it an excellent choice for families.

Offering generously proportioned accommodation throughout, the property benefits from a well-equipped kitchen, a modern bathroom, and on-street permit parking.

Situated just a short stroll from the heart of Sale Town Centre, the property enjoys easy access to a wide range of amenities, shops, and restaurants, along with excellent transport links, including nearby Metrolink services.

Ideal for young families and professionals alike, this home offers both convenience and comfort in a highly sought-after and vibrant area.

A £100 holding fee applies.

KEY FEATURES

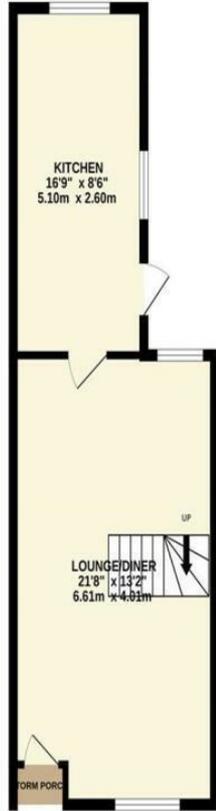
- AVAILABLE EARLY MAY
- Open Plan Living Room Diner
- Close to Brooklands Metrolink
- Two Double Bedrooms
- Modern Bathroom
- Within Catchment Area to Outstanding Schools



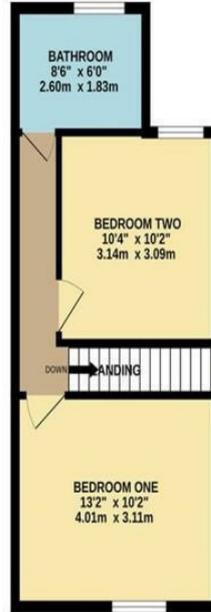




GROUND FLOOR
428 sq ft (39.8 sq.m.) approx.



1ST FLOOR
352 sq ft (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq ft (72.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix i3D2i.

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	65	

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		



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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

