



Brookfield Avenue, Timperley, Altrincham, WA15 6TH

South Manchester Homes are pleased to offer for rent this well presented 3 bedroom mid-terrace property in Timperley. The property is unfurnished and briefly comprises of hallway, living room, dining room and kitchen. Upstairs there are 2 bedrooms on the 1st floor the main with an ensuite shower, family bathroom with shower above the bath, on the 2nd floor there is a good size attic room. To the front of the property there is a driveway and garden. Available 16th July 2023.

Council tax band: B Trafford

Tenancy term: 12 months minimum

Deposit: 5 weeks rent

- Fantastic location
- Unfurnished
- 3 good size bedrooms
- En-suite



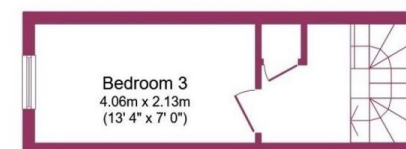
Ground Floor

Floor area 37.8 sq.m. (407 sq.ft.) approx



First Floor

Floor area 33.4 sq.m. (360 sq.ft.) approx



Second Floor

Floor area 14.8 sq.m. (159 sq.ft.) approx

Total floor area 86.1 sq.m. (926 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Suite 97, 792 Wilmslow Road,
Manchester, Lancashire, M20
6UG

www.southmanchesterhomes.co.uk
0161 434 2000
info@smcrhomes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.