



## 5 Monton Lodge Montonfields Road Eccles Manchester M30 8EH £950 Per calendar month

AVAILABLE MID APRIL, TOP FLOOR FLAT! HOME ESTATE AGENTS are privileged to offer for rent this immaculate two bedroom, third floor flat within walking distance of Monton and the Bridgewater canal! Located to the top floor the property benefits from both security and a pleasant view to the rear. Accommodation comprises of hallway, open plan lounge/dining/kitchen, two double bedrooms and a modern bathroom suite. Both the kitchen and bathroom have recently been updated and now offer modern fixtures. The property offers gas central heating and double glazing. The property benefits from secure, allocated parking for one vehicle. Being ideally positioned within walking distance of all the shops, bars and restaurants Monton has to offer whilst also being within a short stroll to the Bridgewater canal. Offered on an un-furnished basis! Call HOME on 01617898383 to view!

- AVAILABLE MID APRIL
- Hallway
- Fitted bathroom suite
- Parking space available
- TOP FLOOR FLAT!
- Open plan lounge/dining/kitchen
- Un-Furnished basis
- Two double bedroom third floor flat
- Two double bedrooms
- Walking distance to Monton!

**TENANCY INFO**

Band B - 2024 to 2025 £1,807.91

EPC - Rating C



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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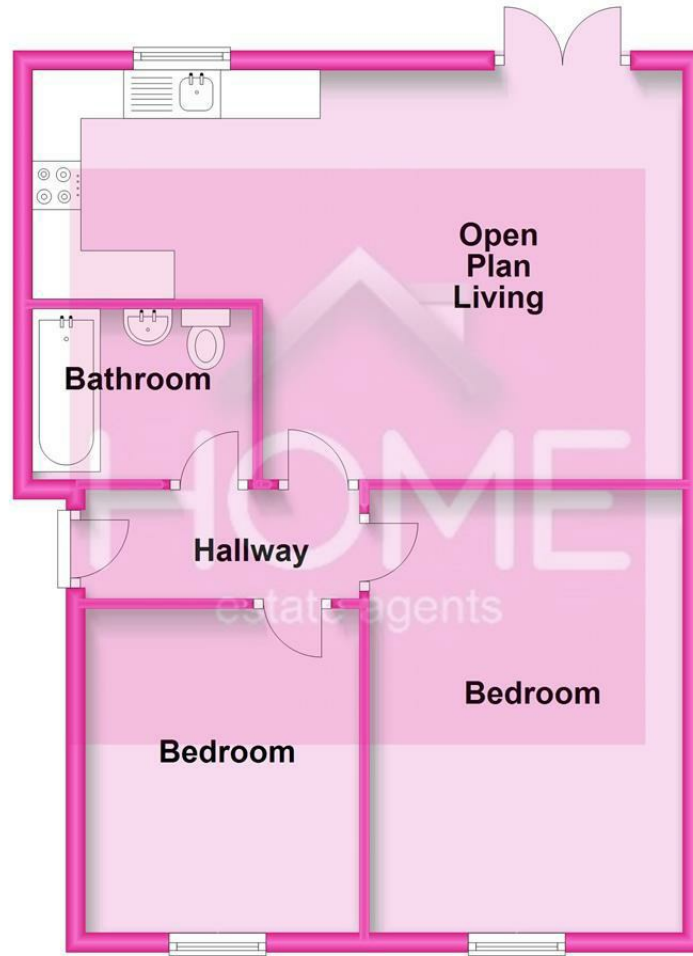
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## Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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