



## 82 Langland Drive Eccles Manchester M30 7NJ

### £900 Per calendar month

AVAILABLE NOW! STUNNING THROUGHOUT! HOME ESTATE AGENTS are privileged to offer for rent this immaculate, first floor and self contained apartment located on the ever popular Langland Drive in Eccles. Overlooking the Manchester Ship Canal to the front, the property is located to the top end of the development and in a quiet cul de sac! The property comprises entrance hallway with stairs to the landing, open plan lounge/diner, stunning fitted kitchen, two bedrooms and beautifully finished shower room. The property is heated by gas central heated and double glazing. To the front of the property there is a driveway for parking whilst to the rear there is a private garden with garden shed. Ideally located close to the Trafford Centre and access to Eccles. Offered on an un-furnished basis! Call HOME on 01617898383 to view!

- AVAILABLE NOW
- Two bedrooms
- Stunning kitchen
- Garden to the rear and Manchester Ship Canal to the front
- STUNNING THROUGHOUT!
- Self contained hallway
- Beautiful shower room
- FIRST FLOOR, SELF CONTAINED APARTMENT!
- Open plan lounge/diner
- Parking to the front

### Lettings info

We are advised that the current council tax band is band B.

The current EPC rating is C.



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 [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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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