



23 Higher Croft Eccles Eccles M30 7AX

£1,000 Per calendar month

STUNNING!! HOME ESTATE AGENTS are delighted to offer for rent this modernised and renovated three bedroom terrace property. Accommodation comprises from through lounge/diner with open plan high quality kitchen, shaped landing, three bedrooms and a modern four piece bathroom suite. The property is gas central heated and double glazed. Externally there is a paved palisade to the front whilst to the rear there is a yard area. The property has to be viewed to fully appreciate the quality of accommodation on offer.

AVAILABLE MID MAY!! Call HOME on 01617898383 to view!

- AVAILABLE MID MAY
- Stunning Open plan fitted kitchen
- UPVC double glazed throughout
- Three bedroom terrace property
- Modern four piece bathroom suite
- Un-furnished basis!
- Modern open plan through lounge/diner
- Gas central heating system

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Through lounge diner

uPVC double glazed window to front, uPVC double glazed french doors to rear, wall mounted television point, open plan stairs case and under stairs storage plumbed for washing machine. meter cupboard with feature stone top

EPC Rating - D
Council Tax Band A

Kitchen

Recently fitted with modern and stylish wall and base units, roll edge worktops, sink unit, extractor fan and tiled to complement. uPVC double glazed window to side and tiled flooring

Shaped landing

Open balustrade and built in storage cupboard

Bedroom One

uPVC double glazed window to front and single panel radiator

Bedroom Two

uPVC double glazed window to rear and single panel radiator

Bedroom Three

uPVC double glazed window to front and single panel radiator

Bathroom

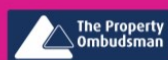
Fitted with a four piece bathroom suite comprising from low level W/C, pedestal wash hand basin, bath with feature tiled side and separate shower cubicle. Single panel radiator and uPVC double glazed opaque window to rear

TENANCY INFO

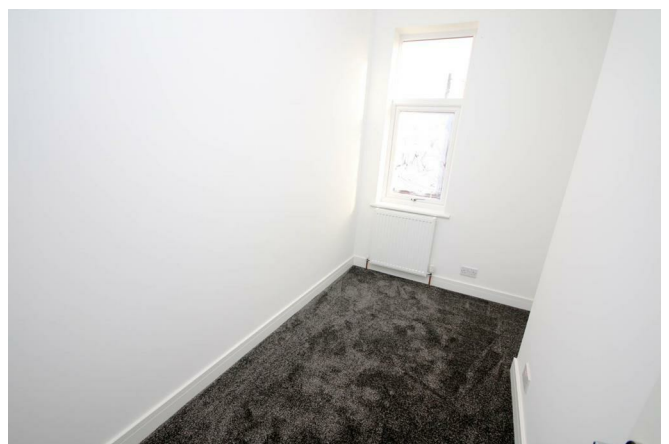
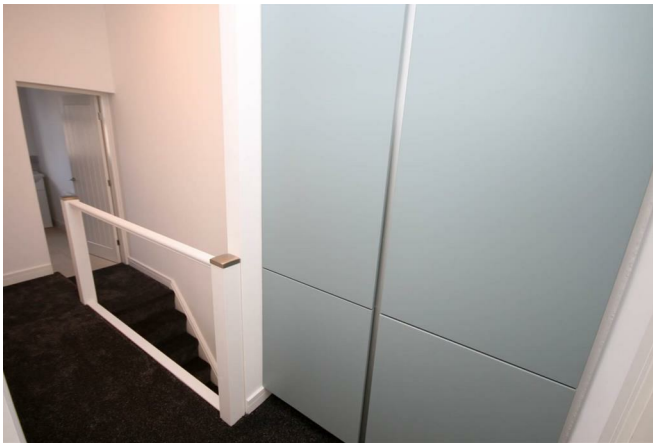


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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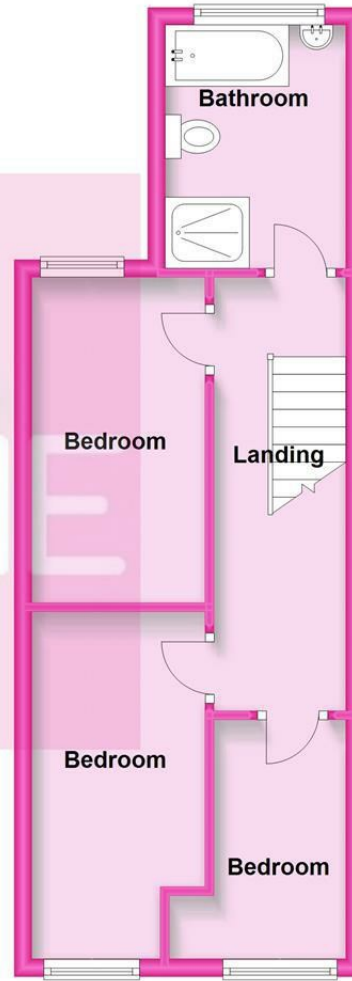
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.4 sq. feet)

| 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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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