



Mon - Fri
9am - 6pm
Sat
9am - 12noon

HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  

Howard Avenue, Monton, Manchester, M30
9GF
Per Calendar Month £1,795 Per Calendar Month



HUNTERS are pleased to offer this stunning three bedroomed semi detached house to let, located within the highly desirable area of Monton Village. With off road drive parking, resident permit road parking to the front and low maintenance rear garden. The accommodation briefly comprises of porch, entrance hall, living room, dining room, kitchen, two double bedrooms, one single bedroom and family bathroom. Convenient for those wishing to take advantage of the local amenities in Monton Village and with easy transport links close-by to access Manchester City Centre, Salford Quays and other motorway networks.

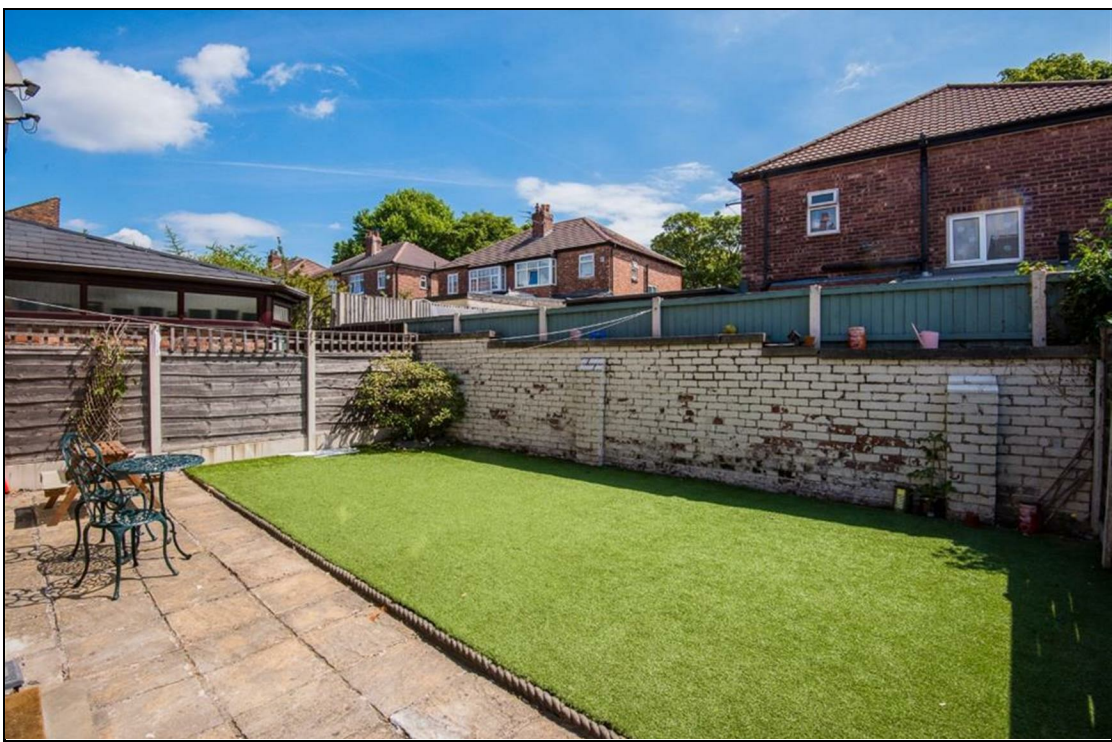


KEY FEATURES

- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- CLOSE TO MONTON VILLAGE
- NEARBY TRANSPORT/MOTORWAY LINKS
- EPC RATING D
- LOW MAINTENANCE REAR GARDEN
- UNFURNISHED



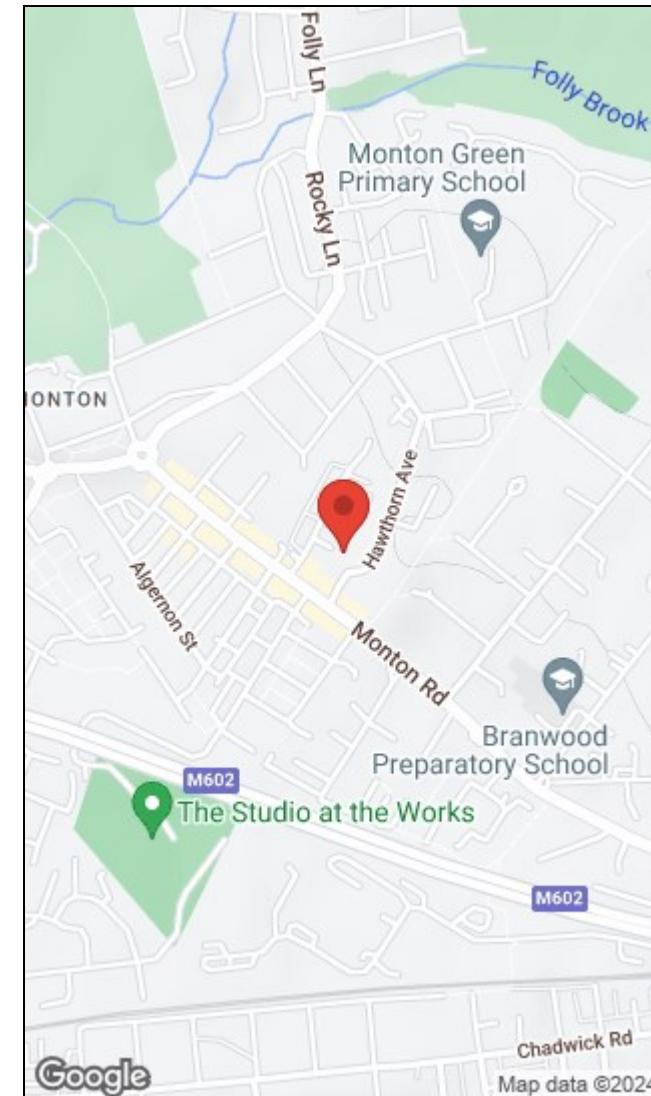
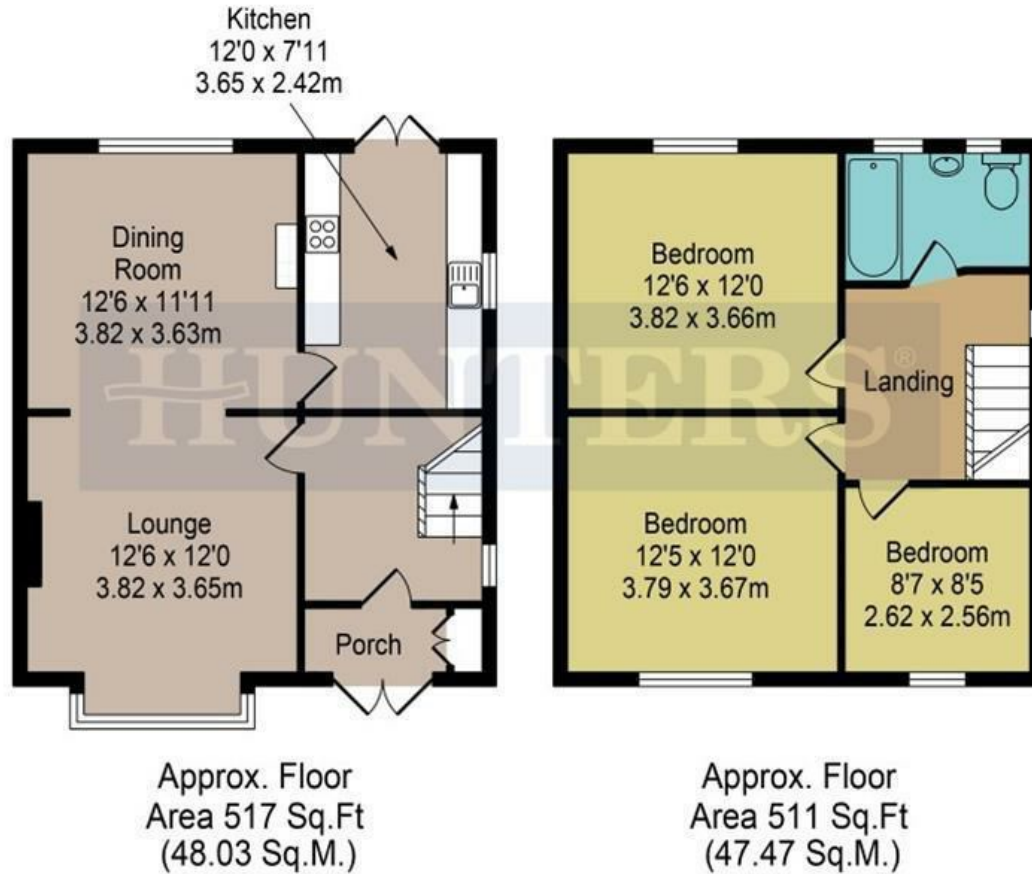




Howard Avenue, Eccles

Total Approx. Floor Area 1028 Sq.ft. (95.50 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
59	87		
<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>		<p style="font-size: x-small;">Very environmentally friendly - lower CO₂ emissions</p> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-small;">Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p style="font-size: x-small;">EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p style="font-size: x-small;">EU Directive 2002/91/EC</p>	

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