



**HUNTERS®**  
HERE TO GET *you* THERE

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# Lawndale Drive, Worsley, Manchester, M28 1EN Per Calendar Month £1,250 Per Calendar Month



HUNTERS are pleased to offer to let this modern three bed roomed semi detached located on a small development. Comprising of hall, guest wc, lounge, modern fitted kitchen with dining area, there are three bedrooms and a modern bathroom/wc. Externally there are gardens to the front with drive and gardens to the rear which are not overlooked. Located in a cul-de-sac in the ever popular Ellenbrook. Ideally situated for schools, colleges, universities and shops and central for most motorway networks.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



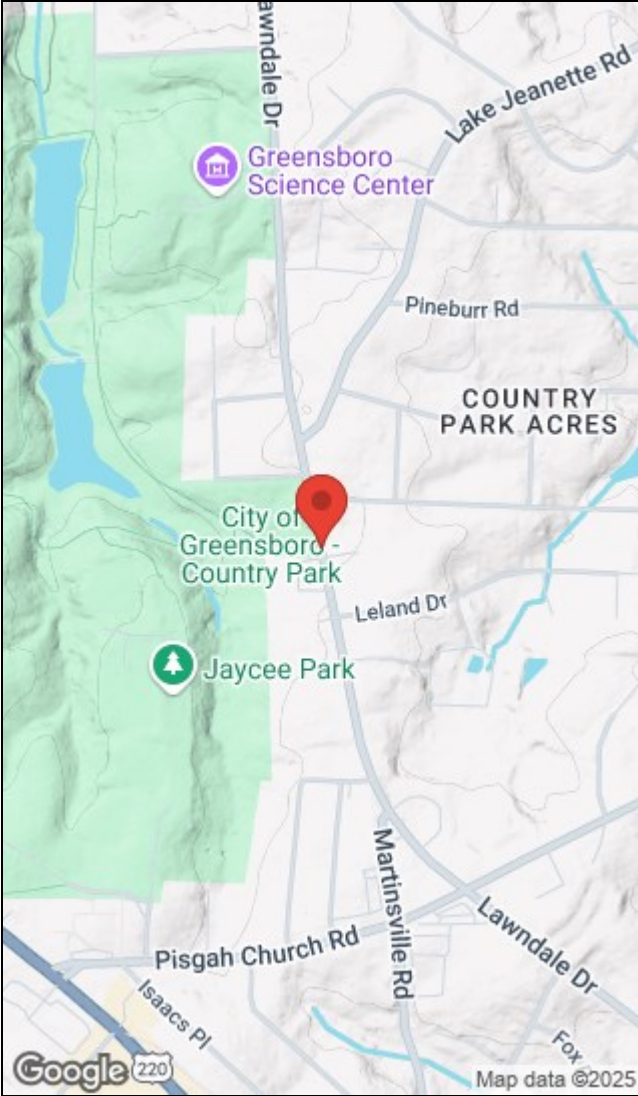
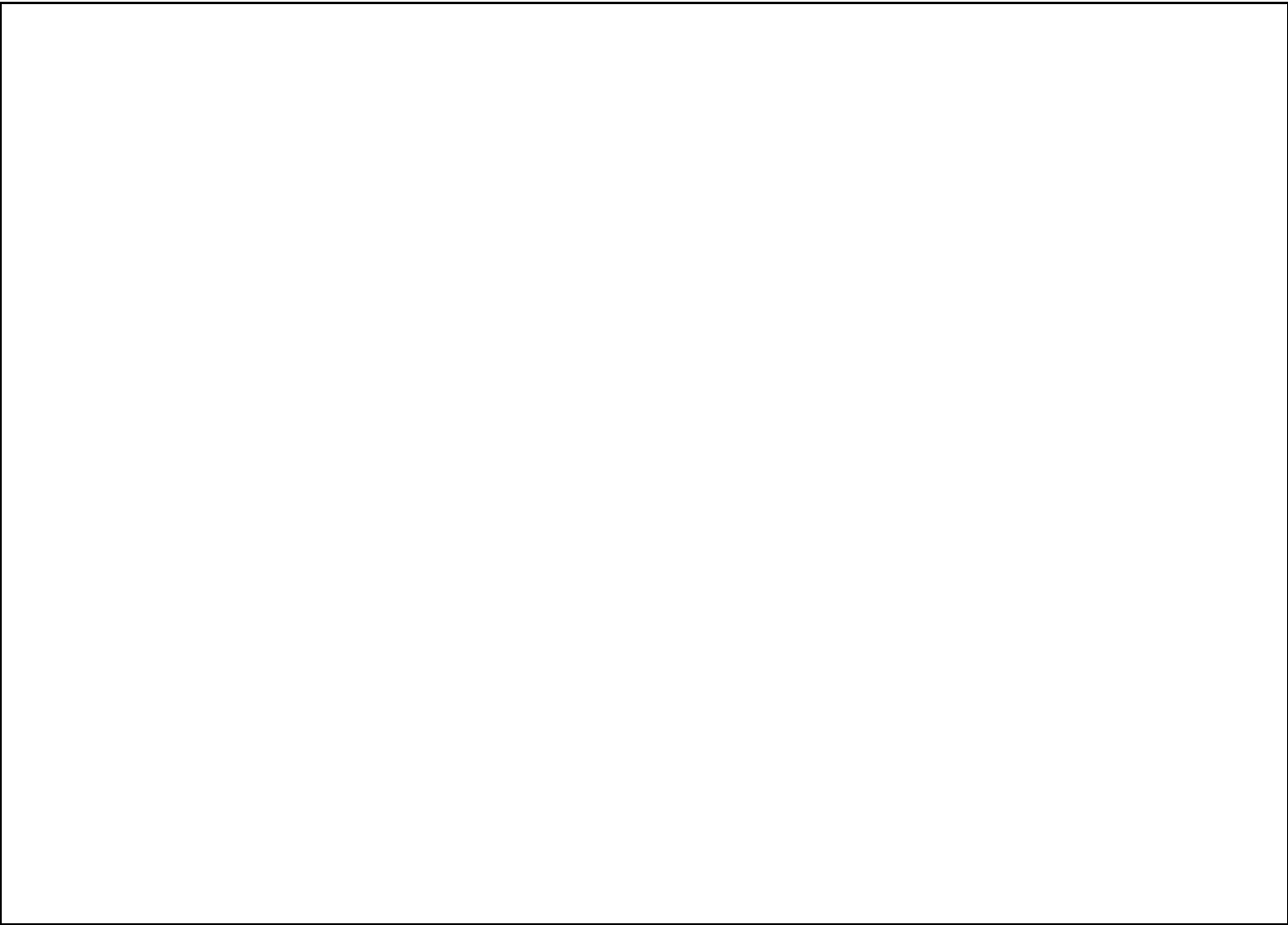
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## KEY FEATURES

- MODERN 3 BEDROOM SEMI DETACHED
  - GARDEN TO FRONT AND REAR
    - DRIVEWAY
    - GUEST WC
  - EXCELLENT LOCATION
  - EPC RATING D







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		84			
		68			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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