

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  1  2  D



Stanier Avenue, Eccles

Per Month £1,650 Per Month



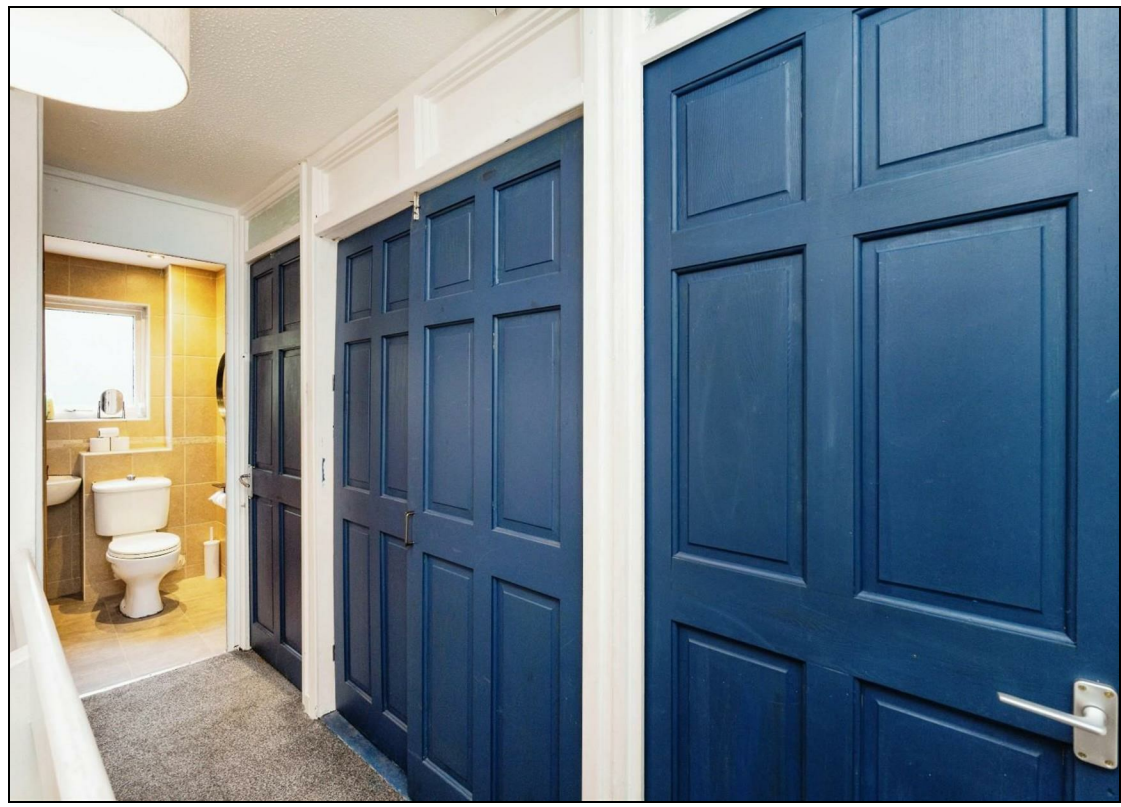
HUNTERS WORSLEY are pleased to offer this spacious 3 bedroomed property to rent, fitted kitchen/diner, lounge, 3 double size bedrooms, fully furnished, very popular location close to all local amenities situated in the heart of Monton Village.

## KEY FEATURES

- THREE GOOD SIZE BEDROOMS
- SPACIOUS ACCOMMODATION
  - 2 RECEPTION ROOMS
- VERY POPULAR LOCATION
  - FULLY FURNISHED
  - EPC RATING D



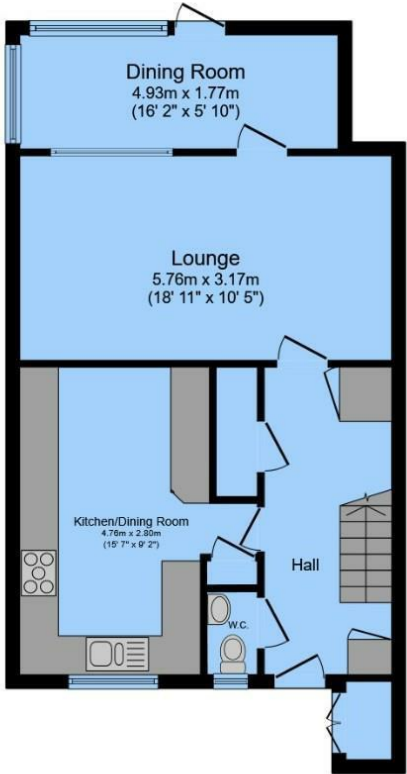




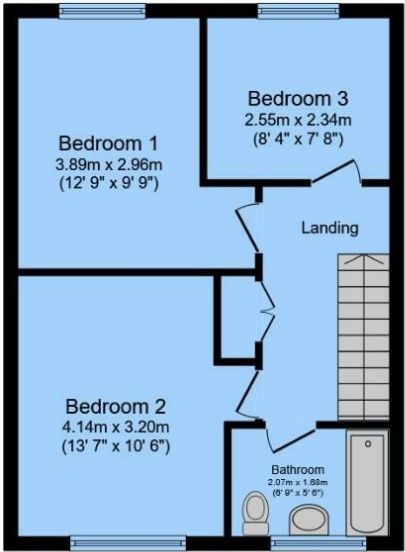








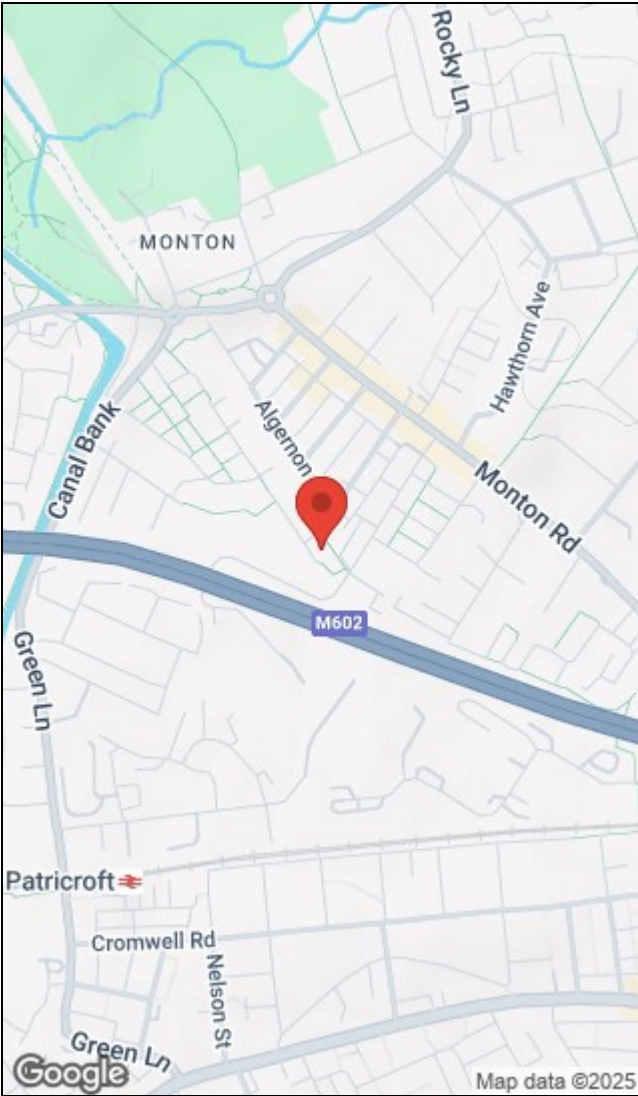
Ground Floor



First Floor

Total floor area 102.7 m² (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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		
		64			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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