



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





# Mather Road, Eccles

£895



We are delighted to bring to market this spacious first floor flat, ideally positioned within a converted terraced property split into just two flats. Located within easy reach of both the Trafford Centre and Eccles Town Centre, this home offers the perfect balance of comfort and convenience.

The flat features a generous living area, a well-proportioned double bedroom, a spacious kitchen, and a modern bathroom. Excellent transport links are nearby, including train, tram, bus, and motorway networks, making it an ideal choice for commuters and first-time buyers alike.

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



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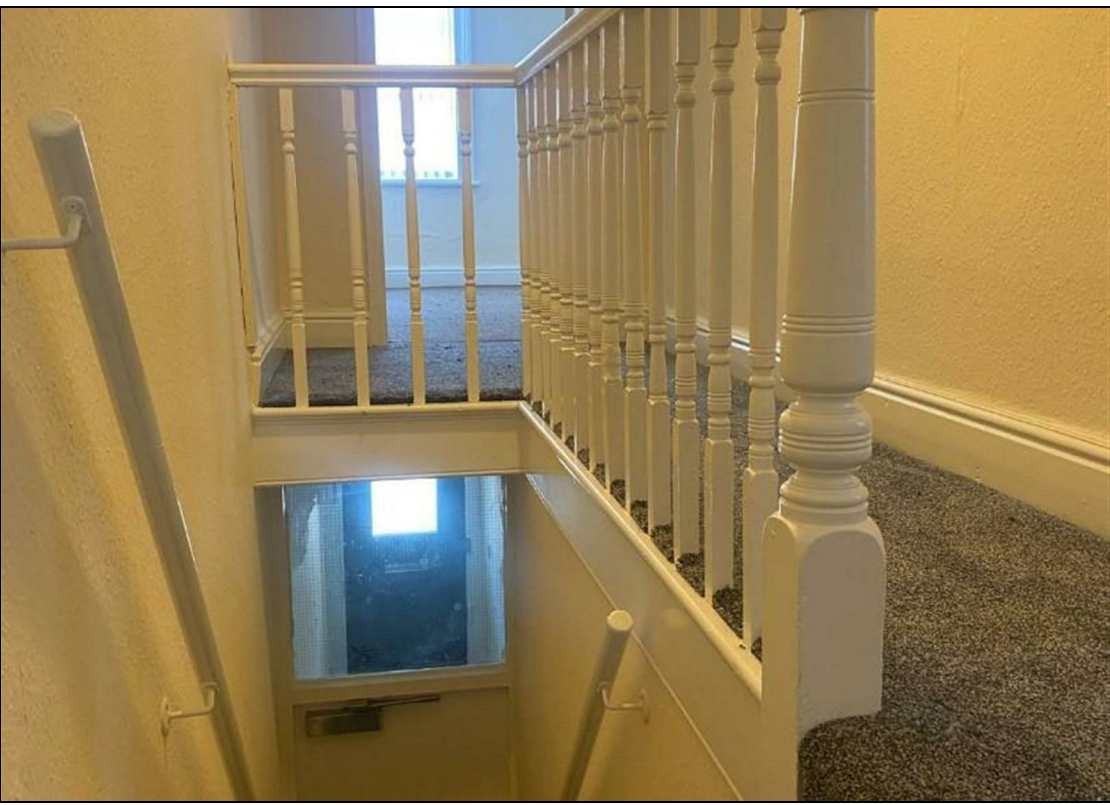
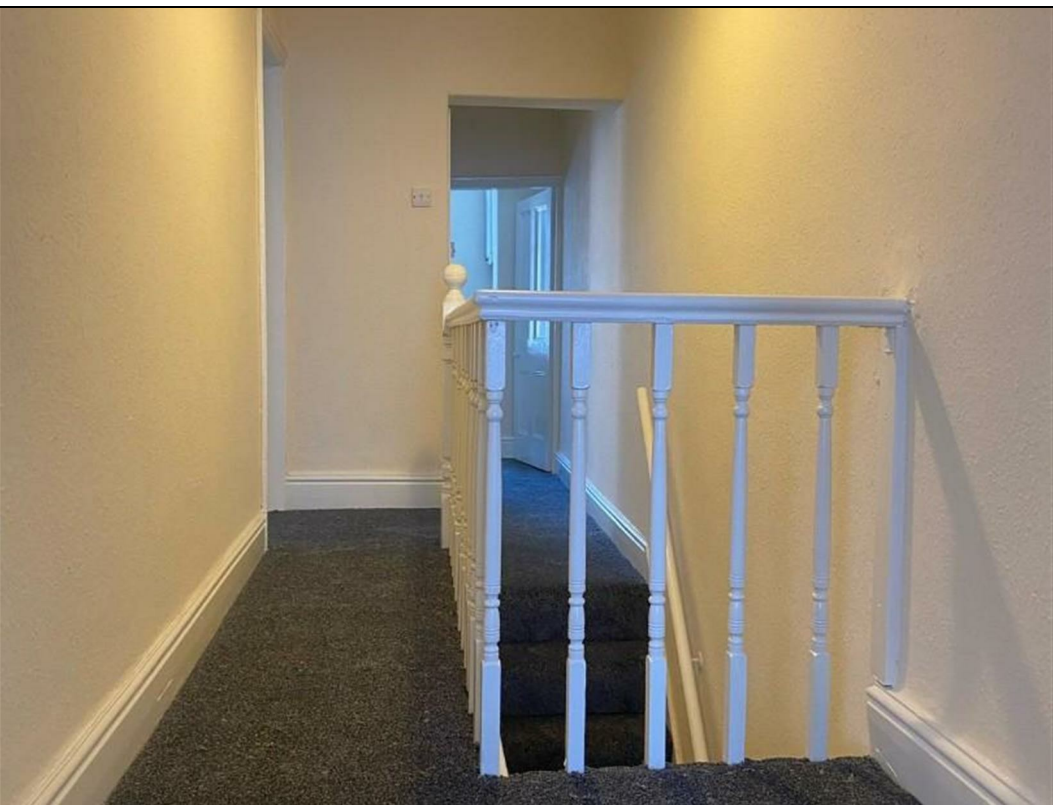


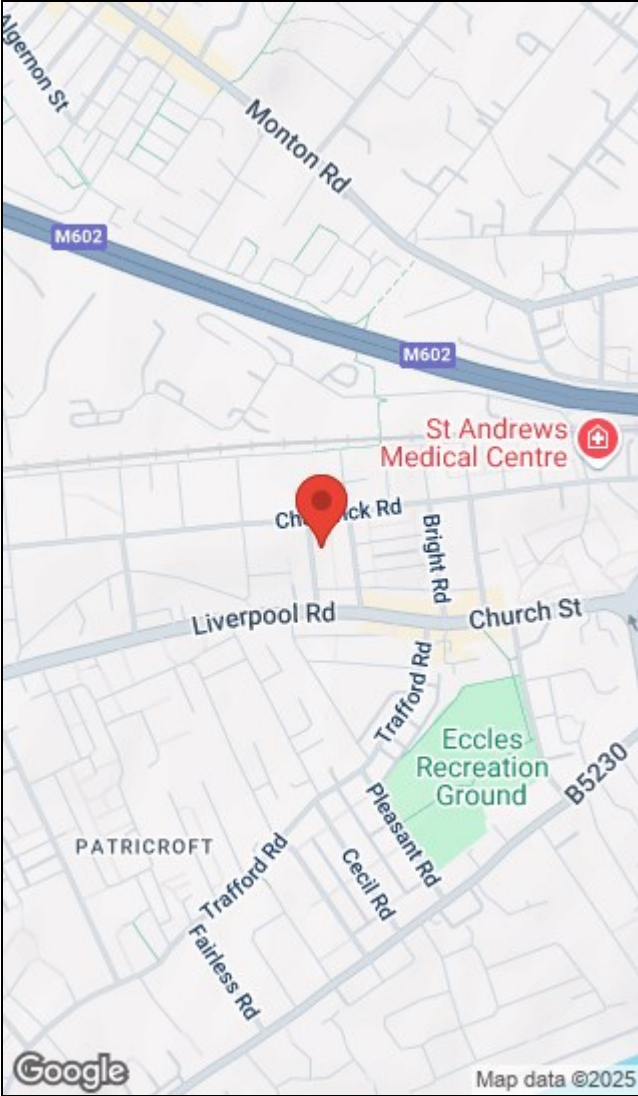
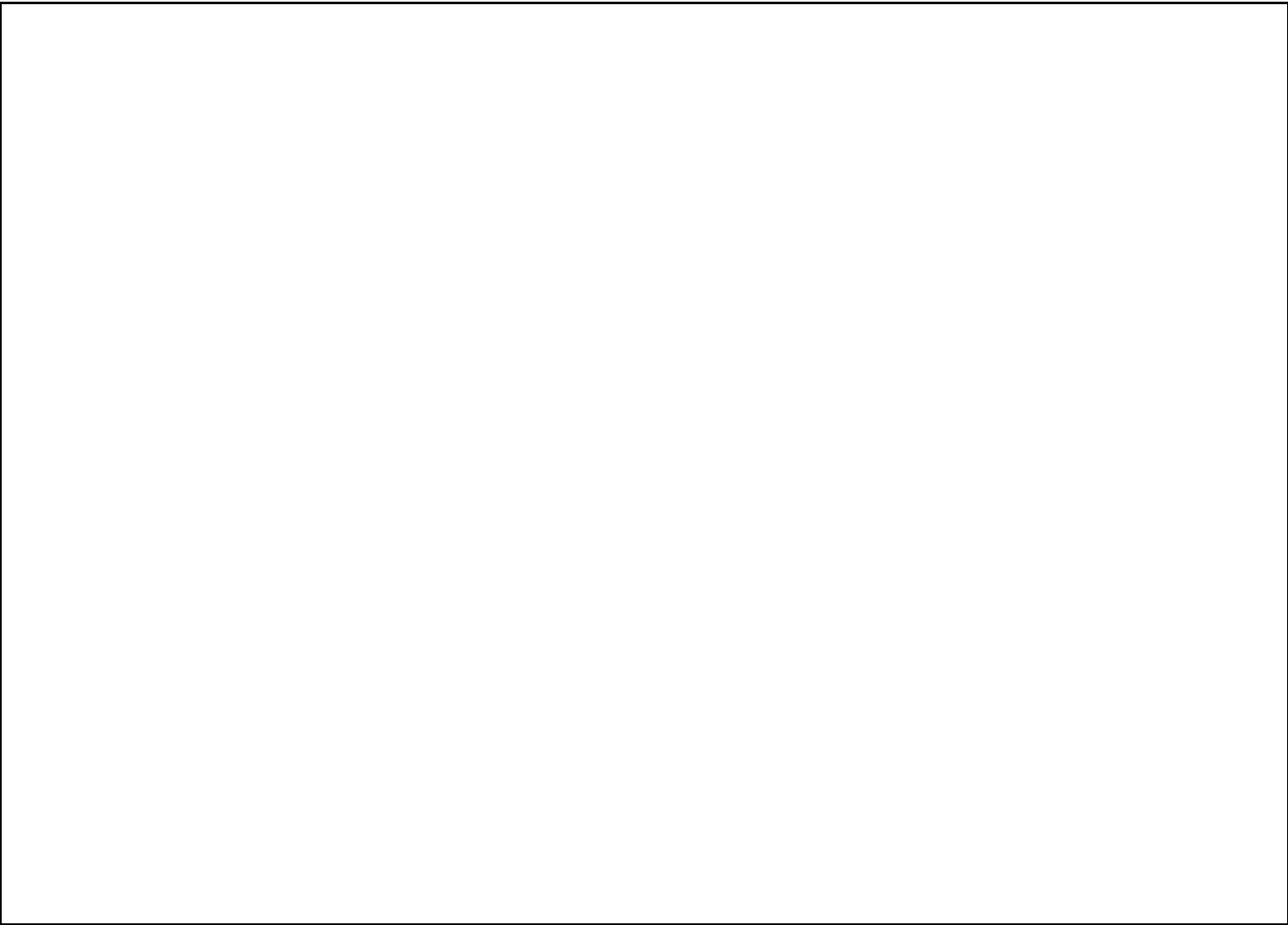
## KEY FEATURES

- On Street Parking
- One Bedroom
- Close to Amenities
- First Floor Apartment









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
56					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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