



HUNTERS[®]
HERE TO GET *you* THERE



Dovedale Avenue, Eccles, Manchester

£1,250



Situated in a popular residential area, this well-presented semi-detached home is now available to let. The location offers excellent convenience, with regular transport links close by, good schools within easy reach, and a friendly local community.

The property is well maintained throughout and benefits from an EPC rating of C and council tax band C. Inside, you'll find two versatile reception rooms that provide great flexibility, whether you're working from home, hosting friends, or simply enjoying a quiet evening.

The kitchen is modern and practical, fitted with quality appliances and designed to offer plenty of storage and workspace, making day-to-day living easy.

Upstairs, there are three comfortable bedrooms, two doubles and a single, each offering a calm, inviting space to wind down. The bathroom is generously sized, with both bath and shower options.

This home is perfectly suited to couples or families looking for a comfortable, well-connected place to settle. With its spacious layout, good condition and excellent location, it's an opportunity not to be missed.



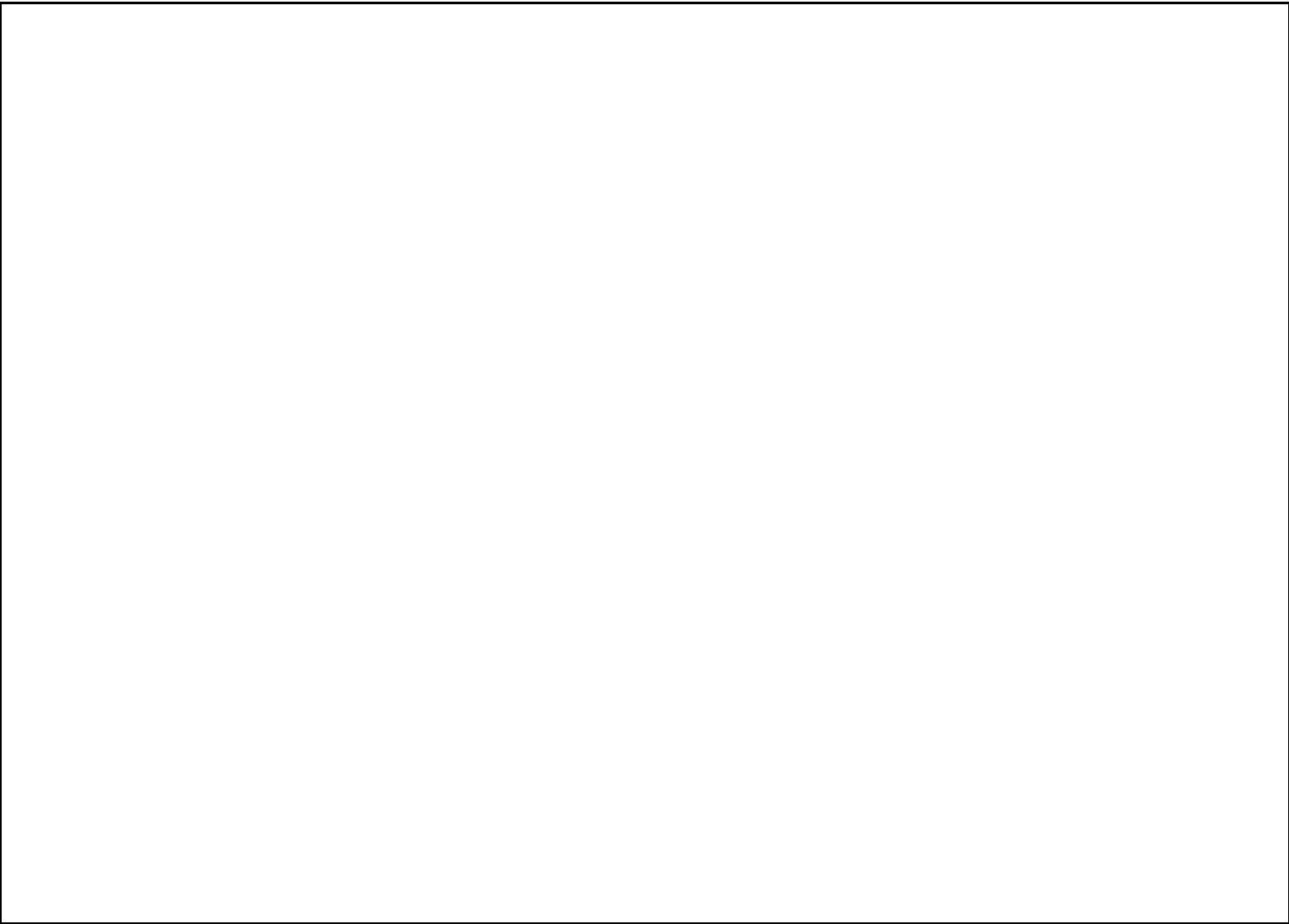
KEY FEATURES

- 3 BEDROOMED SEMI DETACHED PROPERTY
- SPACIOUS ACCOMMODATION
 - POPULAR LOCATION
- EXCELLENT TRANSPORT LINKS
- GARDENS TO FRONT AND REAR
 - EPC RATING C









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

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