



10 Hawthorn Avenue Eccles Manchester M30 9JT

£2,000 Per calendar month

NO EXPENSE SPARED! AVAILABLE END OF AUGUST! HOME ESTATE AGENTS are delighted to offer for rent this recently modernised and extended FIVE bedroom semi detached property located a short stroll away from Monton Green primary school and Monton Road itself, recently refurbished and extended to the ground floor, the property comprises hallway, W/C, bay-fronted lounge, open plan kitchen/diner/family room with underfloor heating, utility room. To the first floor there is three of the five bedrooms, en-suite shower room to the master bedrooms and a modern four piece bathroom suite whilst to the second floor there is a shaped landing along with two further bedrooms. The property has gas central heating and mostly double glazed. To the front of the property there is a block paved driveway which extends to create a rear patio style garden with low maintenance living in mind. Offered on an un-furnished basis! Call HOME on 01617898383 to view!

- NO EXPENSE SPARED!
- Hallway with W/C
- Three bedrooms to the first floor
- Low maintenance garden to the rear
- FIVE BEDROOMS!
- Bay-fronted lounge
- Fitted four piece bathroom suite
- Recently extended
- Open plan kitchen/dining/family room with underfloor heating
- En-Suite to the master bedroom

Lettings info

We are advised that the current council tax band is band D - 2024 to 2025 - £2,324.46

The current EPC rating is D.

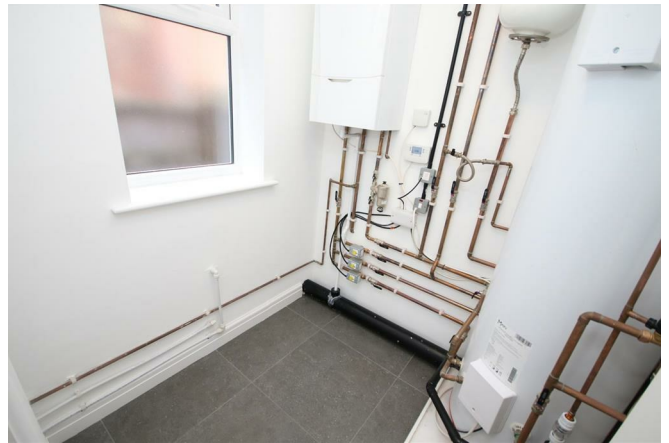


LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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