



22 Godolphin Close Ellesmere Park Manchester M30 9EW

£1,000 Per calendar month

AVAILABLE 16TH SEPTEMBER ONWARDS! HOME ESTATE AGENTS are thrilled to offer for rent this two bedroom, third floor apartment which is being offered on a fully furnished basis. The property comprises hallway with storage, open plan lounge/diner with Juliette balcony, modern fitted kitchen, two double bedrooms, fitted en-suite shower room from the master bedroom and further fitted bathroom suite.

The property boasts gas central heating and is double glazed. Externally there is an allocated parking space. Located in this popular Ellesmere Park development situated to the rear of Ellesmere Park with easy access to Monton and various walks and local amenities. Available from 16th September and offered on a fully furnished basis. Please note - the tenancy offered will be no more than 12 months.

Call HOME on 01617898383 to view!

- AVAILABLE 16th SEPTEMBER ONWARD
- Hallway with storage
- Modern fitted en-suite and bathroom suite
- Popular Ellesmere Park development
- 12 Month tenancy
- Open plan lounge/diner with Juliette balcony
- Fully furnished basis
- Top floor, two double bedroom apartment
- Modern fitted kitchen
- Allocated parking space

Lettings info

We are advised that the current council tax band is band C.

The current EPC rating is TBC.



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		
(39-54) E		
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