

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



## 22 Montonmill Gardens Eccles Manchester M30 8BG

### £1,050 Per calendar month

AVAILABLE NOW!! HOME ESTATE AGENTS are pleased to offer for rent this two double bedroom modern terrace property which is located on a popular development close to Monton! Accommodation comprises from hallway, open plan lounge/diner, modern fitted kitchen, shaped landing, fitted bathroom suite and two double bedrooms. Externally there is off road parking and a garden to the rear. The property offers gas central heating and double glazing. The property is available NOW. Offered on an un-furnished basis. Call HOME on 01617898383 to arrange your viewing!

- CLOSE TO MONTON!
- Open plan lounge/diner
- Garden to the rear
- Available NOW!
- Two double bedroom modern terrace property
- Fitted modern kitchen & bathroom
- Popular modern development!
- Hallway
- Off Road Parking
- Unfurnished



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



### Lettings info

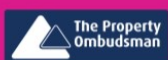
We are advised that the current council tax band is band B.

The current EPC rating is C.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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