

#### 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

### £995 Per calendar month

AVAILABLE NOW!! HOME ESTATE AGENTS are pleased to offer for rent this two double bedroom modern mid 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 mid 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

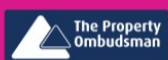
We are advised that the current council tax band is band B.

The current EPC rating is C.



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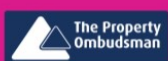


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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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<br>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>                                                |                            |                                                                                       |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
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