



## 39 Cavendish Road Stretford M32 0PS

### £1,150 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are delighted to offer for rent this three bedroom mid terraced property in a very desirable location and offered on an unfurnished basis. The property comprises of a porch, hallway, bay fronted through lounge and dining room, recently fitted kitchen, downstairs W/C, shaped landing, three bedrooms and modern fitted four piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. To the front of the property there is a walled garden and to the rear there is a courtyard. The location offers ideal transport links within walking distance to the City Centre and Media City including the Metrolink. Recently redecorated and fitted with some new flooring. To arrange a viewing on this property call HOME on 01617898383.

- Available NOW!
- Through lounge and dining room
- Recently updated/repainted
- Unfurnished basis
- Spacious three bedroom terrace
- Recently fitted kitchen and downstairs W/C
- Popular Stretford location
- Hallway
- Fitted four piece bathroom suite
- Viewing recommended



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

### Lettings info

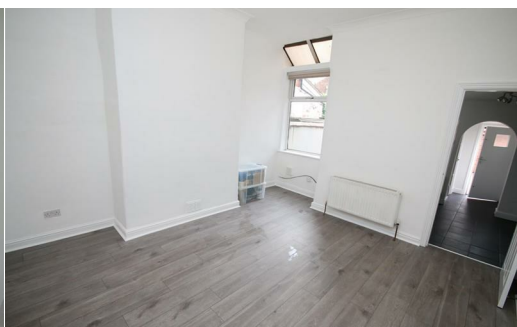
We are advised that the current council tax band is band A.

The current EPC rating is D.

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



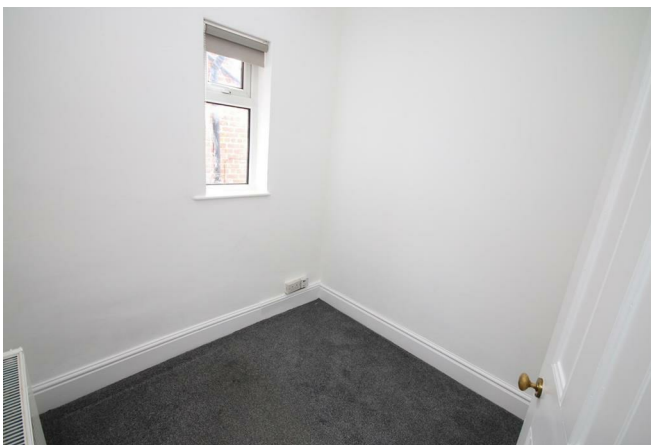
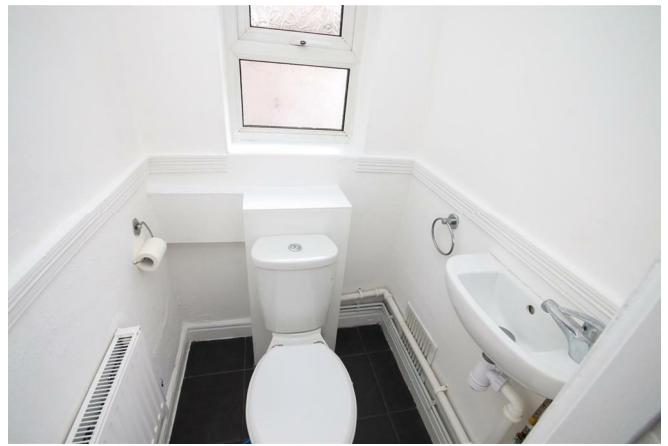
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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