

**Monton Office**

0161 789 8383  
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## 118 Ringlow Park Road Swinton Manchester M27 0HD

### £1,350 Per calendar month

AVAILABLE START OF AUGUST! HOME ESTATE AGENTS are pleased to offer for let this three bedroom semi detached family home which benefits from a large rear garden! The property comprises hallway, bay-fronted lounge, dining room, modern extended kitchen, shaped landing, three bedrooms and a three piece fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a driveway to the front and a rear garden with raised decked area, lawn garden and further garden area currently not used. Offered on an un-furnished basis and available start of August! Ideally located in catchment area for popular schools! Call HOME On 01617898383 to view!

- GREAT SIZE REAR GARDEN!
- Hallway
- Modern fitted bathroom
- POPULAR SCHOOLING CATCHMENT AREA!
- Through lounge/diner
- Off road parking to the front
- Three bedroom semi detached property
- Extended modern fitted kitchen
- Raised decked area and good size lawn garden area
- Available 1st August onwards



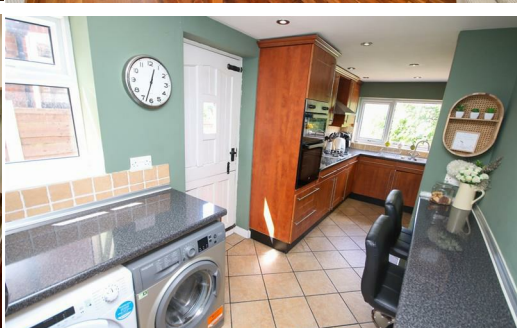
**LOCAL EXPERTS THAT GET YOU MOVING**

 [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 D.

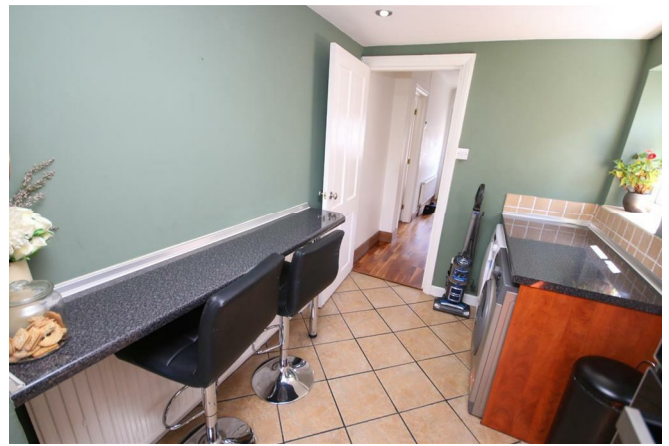


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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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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