



## Flat 7, Wesley Court Mountain Street Worsley M28 3FL

### £900 Per calendar month

TOP FLOOR FLAT! HOME ESTATE AGENTS are thrilled to offer for rent this spacious two bedroom, second floor (top floor) flat which has pleasant aspects to the front and side. The property comprises entrance vestibule, hallway with heated cloakroom, open through lounge/diner, good size fitted kitchen, two bedrooms with wardrobes and a modern fitted shower room suite. The property is double glazed and gas central heated. Externally there is a car park available for residents. The property is well positioned close to the shops or Walkden shopping center along with its public transport routes and access to walks in Blackleach Country park. Please note - the flat is located to second floor and there is no lift access to any floor. Offered on an un-furnished basis and available NOW! Call HOME on 01617898383 to view.

- TOP FLOOR FLAT!
- Large lounge/diner
- Two bedrooms with wardrobes
- Walking distance to Walkden Town centre, transport links and shops
- SPACIOUS ACCOMMODATION!
- Fitted kitchen
- Parking available
- Entrance vestibule area and hallway with storage
- Modern fitted bathroom suite
- AVAILABLE NOW!



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### Lettings info

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

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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