



## 6 Washbrook Drive Stretford Manchester M32 9DP

### £1,350 Per calendar month

LARGE PLOT, DOUBLE GARAGE & AVAILABLE EARLY FEB! HOME ESTATE AGENTS are pleased to offer for let this superbly presented three bedroom bay fronted semi detached property! In brief the accommodation comprises hallway, bay fronted lounge, open plan fitted dining kitchen with French doors leading to the rear garden, downstairs WC, shaped landing, three well proportioned bedrooms with a contemporary three piece bathroom suite. The property is warmed by gas central heating & is fully UPVC double glazed. Externally to the front there is a pleasant walled garden & a large gravelled driveway providing off road parking for several vehicles which leads to a detached double garage. To the rear, that enjoys a sunny aspect, there is an impressive wooden decked patio which leads to a generous mainly lawned garden. Unfurnished, Ideally located for access into both Stretford & Urmston. To view call HOME on 01617898383.

- AVAILABLE EARLY FEBRUARY
- Bay fronted lounge
- Contemporary three piece bathroom suite
- Offered unfurnished basis
- Spacious three bedroom Semi
- Open plan fitted dining kitchen with Patio Doors to rear garden
- Off road parking for several vehicles
- Hallway & Downstairs W/C
- Good Size Bedrooms
- Double garage



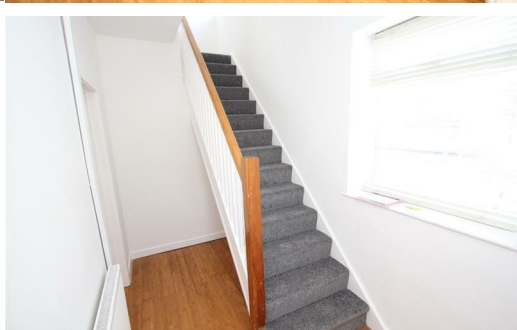
**LOCAL EXPERTS THAT GET YOU MOVING**

 [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.



**LOCAL EXPERTS THAT GET YOU MOVING**

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



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





**LOCAL EXPERTS THAT GET YOU MOVING**

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



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

| 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 |                            |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

**LOCAL EXPERTS THAT GET YOU MOVING**

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



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