



## 14 Barton Road Eccles Manchester M30 7AE

**£1,200 Per calendar month**

AVAILABLE NOW!! FULLY FURNISHED & TWO EN-SUITE BEDROOMS! HOME ESTATE AGENTS are privileged to offer for rent this two double bedroom apartment located in this popular, modern development which overlooks the Bridgewater canal to the front. With TWO en-suite bedrooms we feel the property would be beneficial to two sharing occupiers however, with it being a great size, would also suit a small family or a couple. Accommodation comprises from hallway, open plan lounge/kitchen, two double bedrooms, two en-suite shower rooms and a family bathroom suite. Externally there is an allocated parking space available. Recently furnished and available NOW we feel this property won't be around for long! Call HOME on 01617898383 to view!

- FULLY FURNISHED!
- Open plan lounge kitchen
- Parking space available
- Great access to Eccles, Urmston and the Trafford Center!
- TWO DOUBLE, EN SUITE, BEDROOMS!
- Two en-suite shower rooms
- Overlooking canal to the front
- Hallway
- Fitted bathroom suite
- Available NOW!



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## 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: Manton - 9262084 Urmston - 04331861 Stretford - 08259553

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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