

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



## 448 Worsley Road Eccles Manchester M30 8HQ

### £500 Per calendar month

ONE DOUBLE ROOM IN A HOUSE SHARE! HOME ESTATE AGENTS are delighted to offer for rent this one double bedroom room located in a fully furnished house share. Room 2 is a bright, fully furnished double room ideally suited for single occupancy which has access to the properties well presented communal lounge, modern fitted kitchen, bathroom, separate W/C and rear garden area. Bills are included in the rent for this property. Located close to Monton, Eccles and Worsley with its access to the M60 motorway links the property is well positioned. Available NOW! Call HOME on 01617898383 to view!

- DOUBLE ROOM IN A HOUSE SHARE!
- Room 2 is a bright, fully furnished double room ideally suited for single occupancy
- Communal lounge
- Communal modern kitchen
- Communal bathroom suite
- Communal separate W/C
- Access to the shared garden area
- Bills included
- Fully furnished let
- Available MID FEB!



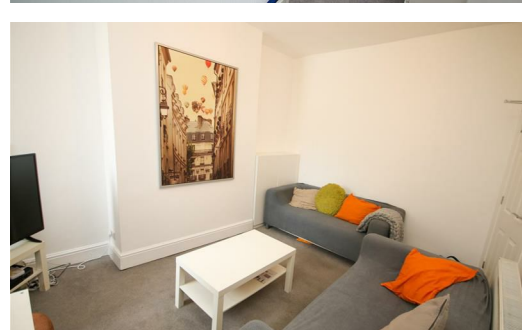
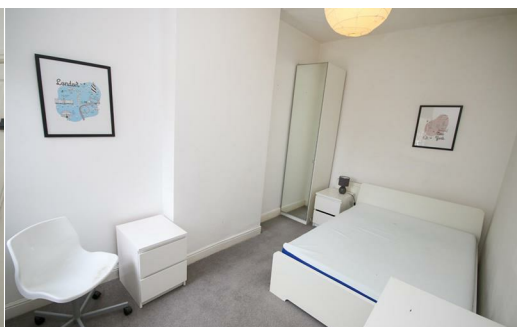
**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

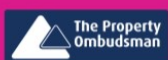
We are advised that the current council tax is included in this let.

The current EPC rating is N/A.



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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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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