



85 Bridgewater Court Montonmill Gardens Eccles M30 8BQ

£950 Per calendar month

AVAILABLE EARLY NOVEMBER!! HOME ESTATE AGENTS are pleased to offer for rent this well presented ground floor flat which has the benefit of its own entrance to the rear. The property has been much improved and is located on this popular development close to Monton and its wealth of bars and restaurants. Accommodation comprises from hallway, open plan lounge/dining room with modern fitted kitchen, two bedrooms and a modern fitted three piece bathroom suite. The property is double glazed and is heated via electric heaters. Externally the property has communal gardens and allocated parking is available. Call HOME on 01617898383 to view!

- AVAILABLE EARLY NOVEMBER
- Hallway
- Two bedrooms
- Parking available
- Two bedroom ground floor flat
- Lounge
- Fitted bathroom suite
- Own entrance to the rear
- Modern fitted kitchen diner
- UNFURNISHED



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Lettings info

We are advised that the current council tax band is band B

The current EPC rating is E



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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