

**Monton Office**

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



**40 Lewis Street Eccles Manchester M30 0PX**  
**£950 Per calendar month**

AVAILABLE NOW! HOME ESTATE AGENTS are delighted to offer for rent this immaculate, two bedroom terrace property located close to Lewis Street School and great transport links into Eccles, Salford and Monton. The property comprises hallway, lounge, dining room, modern fitted kitchen, shaped landing, two good size bedrooms and a modern fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a paved yard area which has the added benefit of not being overlooked due to playing fields at the rear. Available NOW And offered on an un-furnished basis! Call HOME on 01617898383 to arrange your viewing!

- AVAILABLE NOW!
- Lounge
- Modern fitted bathroom suite
- Close to Lewis Street school / Good transport links
- Two bedroom terrace property
- Dining room
- Two good size bedrooms
- Hallway
- Modern fitted kitchen
- Paved yard to the rear



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### Lettings info

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

The current EPC rating is C.

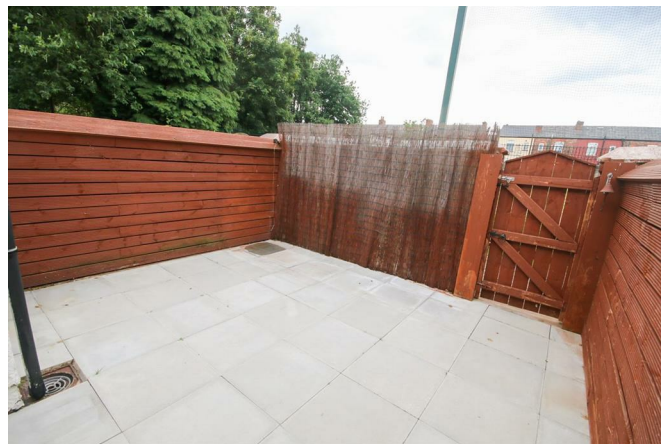


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553




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| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (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>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |                                                                                       |
|------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                            | Current                    | Potential                                                                             |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |                                                                                       |
| (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>                                            |                            |                                                                                       |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |                                                                                       |
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