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# Philip Street, Eccles, Manchester

## Per Month £1,400 Per Month



This well-presented four-bedroom townhouse offers generous and versatile living accommodation set across three floors, ideal for families or professionals alike.

To the ground floor, the property features a bright and contemporary open-plan kitchen, living, and dining area, creating a perfect space for both everyday living and entertaining. A convenient downstairs W/C completes this level.

The first floor comprises a spacious principal bedroom with en-suite shower room, alongside a second well-proportioned bedroom. To the top floor, there are two further bedrooms and a modern family bathroom, providing flexible accommodation for a growing family, guests, or home working.

Ideally located, the property benefits from excellent transport links, with regular bus routes nearby and the Metro accessible from Eccles Town Centre. Patricroft and Eccles train stations are both within easy reach, while the M602 and M60 motorway networks are just minutes away for commuters.

A wide range of amenities are also close by, including the Trafford Centre, major supermarkets, and everyday essentials such as post offices and doctors.

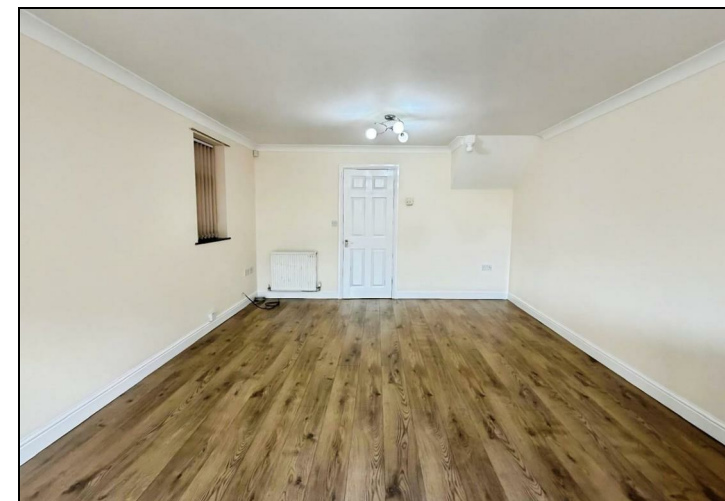
Early viewing is highly recommended to appreciate the space and convenience this fantastic home has to offer.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com

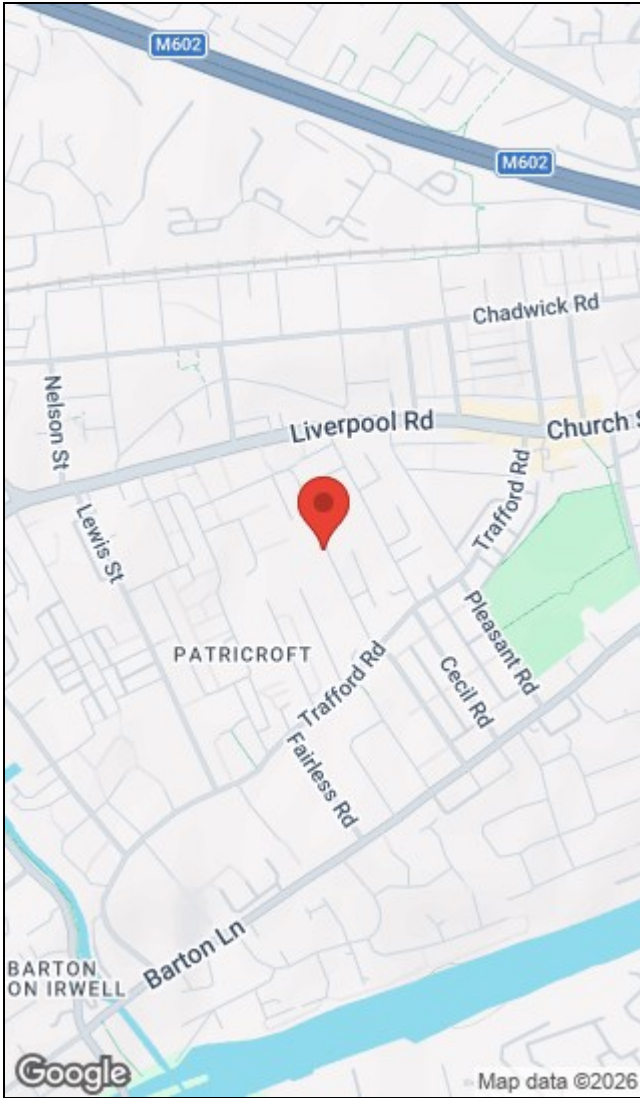


## KEY FEATURES

- FOUR BEDROOMS
- MODERN TOWN HOUSE
  - EN SUITE
- OPEN PLAN LIVING
- SET OVER 3 FLOORS
- EPC RATING TBA







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

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