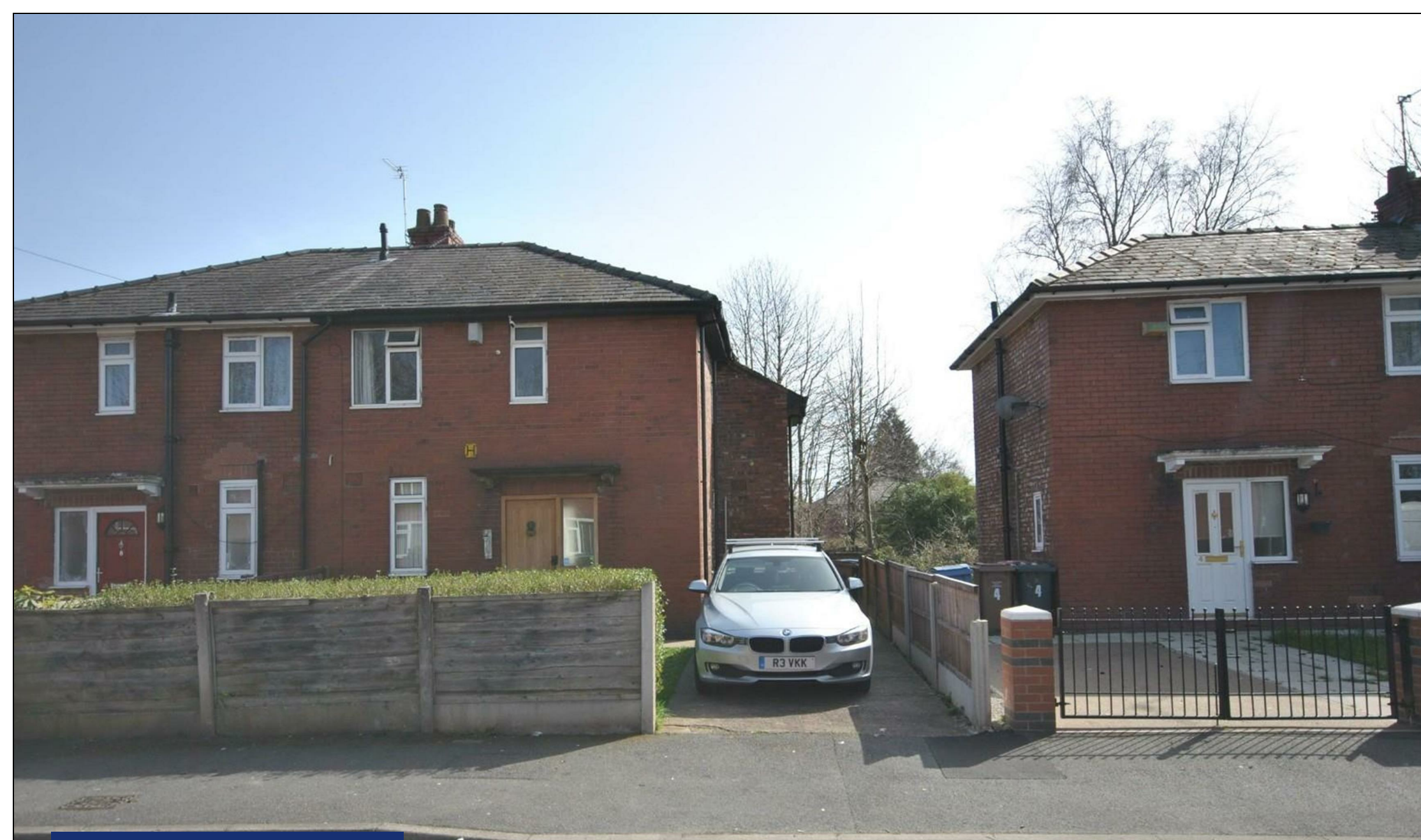




HUNTERS[®]
HERE TO GET *you* THERE



Maple Avenue, Eccles, Manchester

Per Month £1,250 Per Month



Situated on a popular residential street in the heart of Eccles, this well-presented home offers spacious and versatile accommodation. The property features a welcoming entrance hall leading to a bright and spacious living room, complemented by a modern fitted kitchen with ample storage and workspace. Upstairs, there are well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a generous rear garden, providing an excellent space for outdoor entertaining, children's play, or relaxing during the warmer months. To the front, there is off-road parking and an attractive frontage. Ideally located within easy reach of local schools, shops, parks, and everyday amenities, the property also enjoys excellent transport links, including nearby motorway connections, bus routes, and rail services, offering convenient access to Manchester City Centre, Salford Quays, and the Trafford Centre.

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



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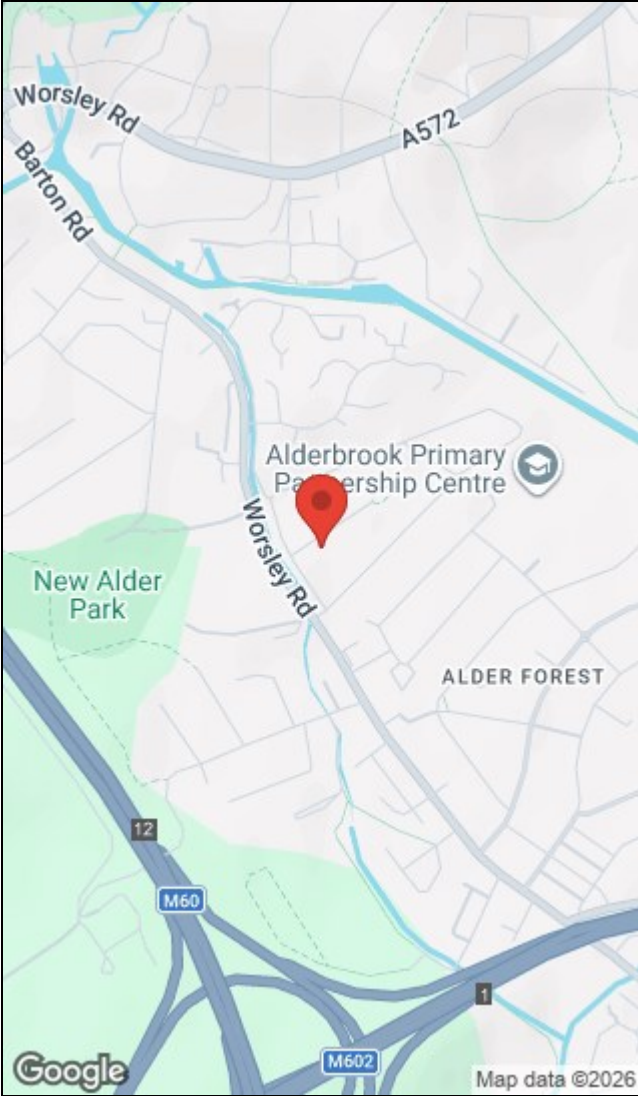


KEY FEATURES

- 3 BEDROOMED SEMI DETACHED HOUSE
 - OFF ROAD PARKING
 - GARDENS TO FRONT AND REAR
- OPEN PLAN LOUNGE/DINING ROOM
 - GOOD LOCATION
 - EPC RATING D







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

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