

**Monton Office**

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



## 22 Clyne Street Stretford M32 0SA

### £1,200 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are delighted to offer for rent this well positioned three bedroom mid terrace property which must be seen to be appreciated. Accommodation comprises hallway, lounge which is open through to the dining room, modern fitted kitchen, shaped landing, three well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a walled palisade whilst to the rear there is a decked enclosed yard. Ideally located for access into Stretford, Old Trafford & Manchester City Centre. Available NOW and offered on an un-furnished basis! Call HOME on 01617898383 to view!

- AVAILABLE NOW!
- Lounge
- Modern fitted bathroom suite
- Close to transport links, Stretford and Manchester City Centre
- Three bedroom terrace property
- Dining room
- Yard to the rear
- Hallway
- Fitted kitchen
- Un-furnished basis



**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

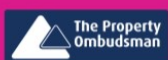
We are advised that the current council tax band is band B.

The current EPC rating is TBC.



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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>		
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