

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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## Flat 1, 84 Flixton Road Urmston M41 5AD

### £1,100 Per calendar month

AVAILABLE 15TH APRIL ONWARDS! NOT YOUR AVERAGE APARTMENT! CHECK THIS OUT! HOME ESTATE AGENTS are delighted to offer for rent this individual and spacious one bedroom, first floor apartment. The sizeable accommodation comprises entrance hallway with storage, large lounge with integrated media wall and surround sound system, conservatory to the rear, large breakfast kitchen, inner hallway with guest W/C/utility area, one double bedroom with wall in dressing area and en-suite bathroom suite. The property is double glazed and gas central heating. Presented to a high standard with quality fixture and fittings the property would be perfect for a professional tenant looking for something out of the ordinary whilst positioned in the center of Urmston! Offered on a fully furnished basis and available 15th April onwards! Call HOME on 01617898383 to arrange your viewing!

- AVAILABLE 15TH APRIL ONWARDS!
- Hallway with storage
- One double bedroom suite with dressing room
- Close to Urmston town centre amenities
- NOT YOUR AVERAGE APARTMENT! NEEDS TO VIEWED TO APPRECIATE!
- Larger than average modern fitted kitchen/diner
- En-Suite bathroom to master bedroom
- First floor apartment
- Large lounge with built in media wall and speaker system, access to the conservatory
- Separate guest W/C



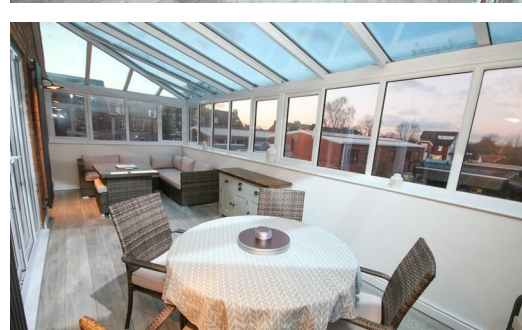
**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

We are advised that the current council tax band is band 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 Moncton - 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<br>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>                                                |                            |                                                                                       |
| (55-68) <b>D</b>                                                |                            |                                                                                       |
| (39-54) <b>E</b>                                                |                            |                                                                                       |
| (21-38) <b>F</b>                                                |                            |                                                                                       |
| (1-20) <b>G</b>                                                 |                            |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
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