

# Monton Office

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



## 12 Derbyshire Crescent Stretford Manchester M32 9LG £1,600 Per calendar month

**\*\*AVAILABLE NOW\*\*** STUNNING THREE BEDROOM WITH EXTENDED OPEN PLAN LIVING ROOM ! HOME ESTATE AGENTS are pleased to bring to the rental market this beautifully presented three bedroom semi detached with large open plan living room being offered to rent unfurnished and available now. In brief the accommodation comprises of, hallway, lounge and spacious open plan kitchen/living area, to the first floor there are three well proportioned bedrooms and a family bathroom. To the front of the property is a driveway with lawn garden, to the rear of the property is a generous sized lawn garden with patio area. Located in the heart of Stretford with good local amenities and schools and great transport links including the M60 Motorway network and Stretford metro-link Station giving easy access to Manchester city centre, Media city and the Trafford centre. To arrange a viewing call HOME Monton 0161 789 8383

- **\*\*AVAILABLE NOW\*\***
- Three bedrooms
- Unfurnished
- Early viewing advised
- OPEN PLAN LIVING KITCHEN
- LARGE corner garden
- Good local amenities and schools
- Lounge
- Off road parking
- Great transport links



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

### Lettings info

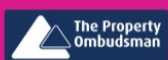
We are advised that the current council tax band is band B.

The current EPC rating is 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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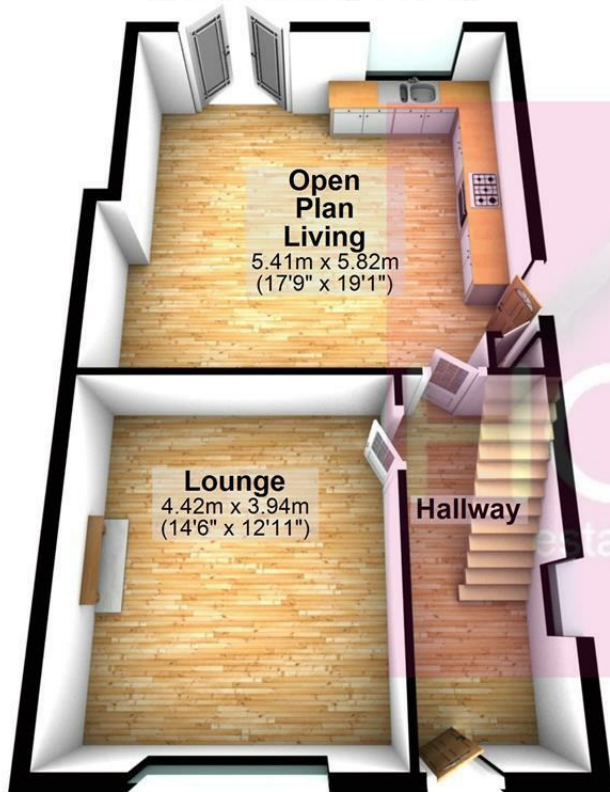
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## Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>71</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | 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 |                            |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

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