



52a Liverpool Road

Eccles, Manchester, M30 0WA

AVAILABLE NOW Park Lane Estate Agents are pleased to offer To Let this spacious, first-floor, two-bedroom flat on Liverpool Road. The property is perfectly positioned for access to a wealth of amenities, including both Eccles and Patricroft train stations, shops, restaurants, schools, parks and is located above commercial premises. The flat is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance hallway located on the ground floor, stairs to the first floor landing, lounge, kitchen diner, bathroom, master bedroom and second bedroom. Contact us now to arrange your viewing!

£900 Per Calendar Month

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- AVAILABLE NOW
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- TWO BEDROOM FLAT LOCATED ABOVE COMMERCIAL PREMISES
- ENTRANCE HALLWAY ON THE GROUND FLOOR
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- SIZEABLE KITCHEN DINER



Directions



Floor Plan

GROUND FLOOR
101 sq.ft. (9.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	