

**Monton Office**

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



**32 Hortree Road Stretford Manchester M32 8GJ**  
**£2,100 Per month**

AVAILABLE NOW! HOME ESTATE AGENTS are pleased to offer for rent this well presented Four bedroom semi detached property. The property comprises porch, hallway, two spacious reception rooms, dining room open through to the kitchen and a downstairs wc, to the first floor there are three bedrooms with two bathrooms, with stairs to the second floor leading to a further spacious bedroom with en suite. The property is double glazed with gas central heating. Externally to the side there is off road parking with gardens to three sides. Available NOW and offered on an un-furnished basis! Call HOME to view.

Lettings Info - We are advised that the current council tax band is band D.  
The current EPC rating is D.

- AVAILABLE NOW!
- Bay-fronted lounge
- Three bedrooms to the first floor, master en-suite bathroom suite
- Ample off road parking to the side and gardens, front, side and rear
- Extended and much improved four bedroom semi detached
- Dining room
- Fourth bedroom to second floor with en-suite bathroom
- Porch, entrance hallway and downstairs W/C
- Extended breakfast kitchen room
- Family bathroom suite



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

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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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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