

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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@homeinmonton



## 18 Grammar School Road Warrington WA4 1JN

### £750 Per calendar month

AVAILABLE MID APRIL! ONE BEDROOM FIRST FLOOR FLAT!! HOME ESTATE AGENTS are proud to present to the market this spacious one bedroom flat situated in a lovely village with great transport links including train station, bus and motorway links. Accommodation comprises Entrance hall, Lounge, separate Kitchen with White Goods, 3 piece bathroom suite, UPVC double glazing, gas central heating, on-street parking. Electricity Included (£50 CONTRIBUTION). To view call HOME on 01617898383.

- AVAILABLE MID APRIL
- Good Size Lounge
- Popular Residential Location
- Electricity Included (£50 CONTRIBUTION)
- One Bedroom Flat
- Modern Fitted Kitchen with White goods
- On-Street Parking
- First floor
- Modern fitted bathroom suite
- Unfurnished



**LOCAL EXPERTS THAT GET YOU MOVING**

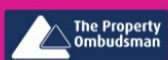
 [www.homeestateagents.com](http://www.homeestateagents.com)

EPC Rating - C  
Council Tax - Band A.



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



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<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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