

**Monton Office**

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



## 109 Montonmill Gardens Eccles Manchester M30 8BQ

### £900 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are delighted to offer for rent this recently updated two bedroom, top floor flat located in this popular development. Being within close proximity of Monton, properties in this location tend not to be available for long! The accommodation comprises hallway with storage, open plan lounge/dining area and modern fitted kitchen (washing machine and fridge/freezer included in the let), two bedrooms and a contemporary fitted bathroom suite. Recently been redecorated throughout! The property offers double glazing and heated by individual electric heaters. There is parking available on the development, let on an unfurnished basis! Call HOME on 01617898383 to view!

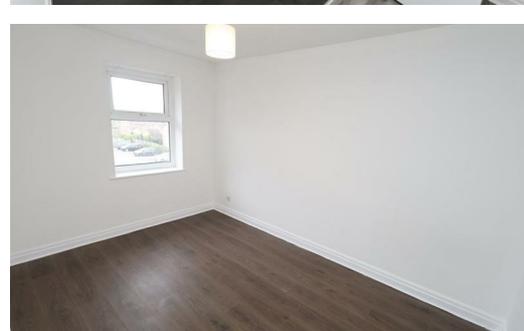
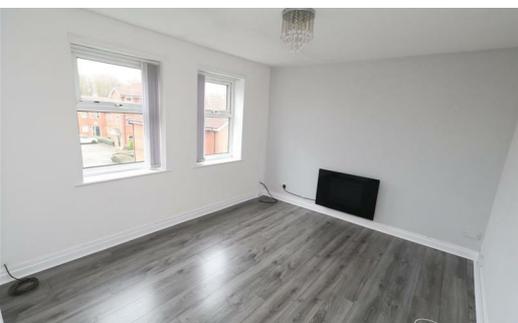
- AVAILABLE NOW!
- Hallway with storage
- Fitted bathroom suite
- Un-Furnished basis
- RECENTLY DECORATED THROUGHOUT!
- Open plan lounge/dining and modern fitted kitchen
- Parking available
- Top floor position
- Two bedrooms
- Walking distance to Monton!



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**TENANCY INFO**  
EPC Rating E  
Council Tax Band - B £1,567.17



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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>		
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