



## 62 Parrin Lane Eccles Eccles M30 8BD

### £1,250 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are thrilled to offer for rent this spacious and improved three bedroom period terrace property which has just been recently updated and fitted with a new modern kitchen. The property comprises hallway, bay-fronted lounge, dining room, recently fitted kitchen, shaped landing, three good size bedrooms and a fitted bathroom suite. The property has the benefit of double glazing and gas central heating. Externally to the front there is a paved palisade whilst to the rear there is a secure and paved patio area and double gates allowing for off road parking. Available NOW and offered on an un-furnished basis! Close to Monton and public transport links! Call HOME on 01617898383 to arrange your viewing!

- AVAILABLE NOW!
- Bay-fronted lounge
- Updated bathroom suite
- Un-furnished basis
- Spacious three bedroom terrace property
- Dining room
- Double gates to the rear yard for off road parking
- Hallway
- Recently fitted modern kitchen
- Walking distance to Monton



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

### Lettings info

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

The current EPC rating is TBC



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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                                                                           |
| 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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