

**Monton Office**

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



**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
<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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