

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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**37 Bowness Street Stretford M32 0EA**  
**£1,150 Per calendar month**

AVAILABLE 15th APRIL ONWARDS HOME ESTATE AGENTS are pleased to offer for rent this immaculate two bedroom end terrace property situated in this popular Stretford area. The property comprises from Entrance hallway, through lounge/dining room, fitted modern kitchen, shaped landing, two bedrooms PLUS office/storage room and modern fitted three piece bathroom suite. Externally there are yards to the front and rear and the property is gas central heated and double glazed throughout. The property is offered on an Un-furnished basis and is available 15th April onwards! CALL HOME ON 01617898383 to view!

- AVAILABLE 15th APRIL ONWARDS!
- Through Lounge/Dining Room
- Two double bedrooms
- PLUS Office/Storage room
- IMMACULATE CONDITION
- Modern fitted kitchen
- Well kept yard to rear
- Two bedroom end terrace property
- Modern fitted three piece bathroom suite
- Located a short walk to Stretford Marina

**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

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

The current EPC rating is D.



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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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