



## 47 Millers Street Eccles Manchester M30 8PF

### £850 Per calendar month

AVAILABLE END OF MARCH! HOME ESTATE AGENTS are pleased to offer for rent this well presented two bedroom first floor flat which has the added bonus of its own entrance hallway! Located to the first floor and accessed by a private hallway the property accommodation comprises landing lounge/diner, modern fitted kitchen, two bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a paved yard area to the front of the property. Available end of March and offered on an un-furnished basis. Call HOME On 01617898383 to view!

- AVAILABLE END MARCH
- Hallway
- Modern fitted bathroom
- Call to view!
- PRIVATE ENTRANCE!
- Lounge/diner
- Two bedrooms
- Two bedroom first floor flat
- Modern fitted kitchen
- Offered on an un-furnished basis

**TENANCY INFO**

EPC Rating - C

Council Tax Ban Band A



**LOCAL EXPERTS THAT GET YOU MOVING**

 [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
<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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