



## 36c Clifton Road Monton M30 9GG

**£1,500 Per calendar month**

AVAILABLE EARLY MARCH! HOME ESTATE AGENTS are pleased to offer for rent this, modern and well presented four bedroom end townhouse property which is located in a quite, private cul de sac location. Within easy access to Monton Road with its array of shops, bars and local amenities the property offers great family accommodation in a popular and desirable area. The property, which has accommodation over three floors, comprises hallway, lounge, downstairs W/C, dining area and modern fitted kitchen to the ground floor. To the first floor there are three bedrooms and a fitted family bathroom suite whilst to the second floor there is a master bedroom complete with en-suite shower room and dressing area. We are also advised that the loft area is boarded for extra storage. There is off road parking to the front, fitted with EV charging point, along with access to a private, shared, garden which is shared with only two other properties. To the rear there is a private garden area with lawn and further paved patio area. Offered on an unfurnished basis and available early March. Call HOME on 01617898383 to view!

- AVAILABLE EARLY MARCH
- MONTON CUL DE SAC LOCATION!
- Hallway
- Lounge
- Modern kitchen with dining area
- Three bedrooms and family bathroom suite to the first floor
- Off road parking (with EV charging point) and garden to the rear
- Modern four bedroom end terrace
- Downstairs W/C
- Master bedroom, en-suite and dressing area to the second floor



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## Lettings info

We are advised that the current council

tax band is band D.

The current EPC rating is C.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Manton - 9262084 Urmston - 04331861 Stretford - 08259553



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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) A		
(81-91) B		
(69-80) C		
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