



## 38 Cypress Road Eccles Manchester M30 8JY

### £1,200 Per calendar month

ABSOLUTELY STUNNING THROUGHOUT! HOME ESTATE AGENTS are delighted to offer for rent this lovingly modernised three bedroom semi detached property positioned on a spacious corner plot. Having undergone a full scheme of renovation the property offers modern and contemporary family accommodation comprising hallway, lounge, open plan fitted kitchen/diner, utility and store room, shaped landing, three bedrooms and a modern bathroom suite. The property offers double glazing and gas central heating. Externally there are gardens to the front, side and rear along with ample off road parking to the side. Offered on an un-furnished basis and available NOW. Call HOME on 01617898383 to view!

- THIS WON'T BE AROUND LONG
- Hallway
- Modern fitted kitchen & bathroom
- Available Immediately
- HIGH SPECIFICATION FINISH!
- Lounge
- Unfurnished
- Three bedroom semi detached
- Open plan kitchen/diner
- Fantastic corner plot with gardens and parking!

**LOCAL EXPERTS THAT GET YOU MOVING**

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



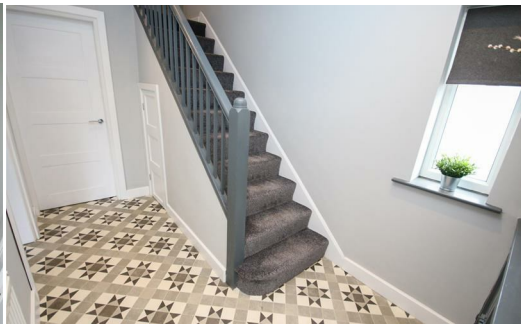
### Photos

Please note - Photos were taken shortly after the renovation works and prior to the current tenants occupation. Internal viewing is required prior to making any applications to rent this property.

### Lettings info

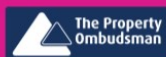
We are advised that the current council tax band is band A.

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 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>		
(55-68) <b>D</b>		
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