

**Monton Office**

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



## 11 Carlton Street Monton M30 9QE

### £1,150 Per calendar month

AVAILABLE END JANUARY! HOME ESTATE AGENTS are delighted to offer for rent this recently updated and well presented two double bedroom terrace property located just off Monton Road with its array of shops, bars and restaurants available. The property comprises lounge, dining room, modern fitted kitchen, shaped landing, two double bedrooms and modern fitted bathroom suite. The property offers double glazed and gas central heated. Externally there is palisade to the front and a PVC decked yard area to the rear! Available end of January and offered on an un-furnished basis! Call HOME on 01617898383 to arrange your viewing!

- AVAILABLE END OF JANUARY!
- Dining room
- Modern fitted bathroom suite
- Offered on a un-furnished basis
- Popular Monton position!
- Modern, stunning fitted kitchen
- Decked yard area to the rear
- Lounge
- Two double bedrooms
- Stunning condition throughout!



**LOCAL EXPERTS THAT GET YOU MOVING**

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



### Lettings info

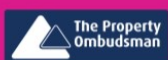
We are advised that the current council tax band is band A.

The current EPC rating is D.

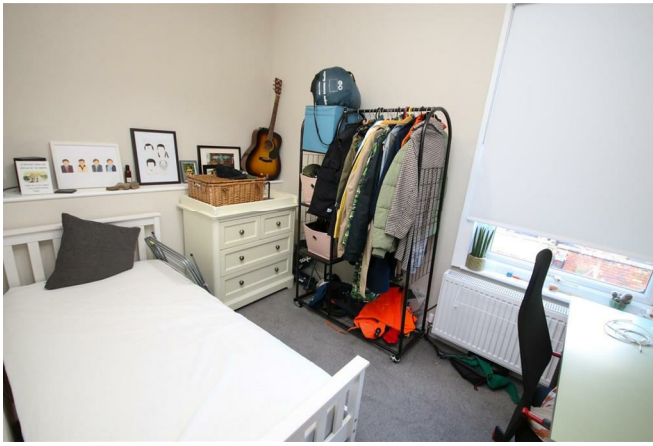


**LOCAL EXPERTS THAT GET YOU MOVING**

 [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





**LOCAL EXPERTS THAT GET YOU MOVING**

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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