

**Monton Office**

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## 8 Clarendon Road Swinton Manchester M27 4BP

### £1,150 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are delighted to offer for rent this spacious three bedroom terrace property which is located close to Swinton Precinct shops and local amenities. The property comprises hallway, lounge, dining room, modern fitted kitchen, external utility room, shaped landing, three bedrooms and fitted bathroom suite. The property is double glazed and gas central heating. Externally there is a paved palisade to the front and a paved garden to the rear. Please note that the street is available for parking however this is permit parking only. Available NOW and offered on an un-furnished basis. Call HOME On 01617898383 to view!

- AVAILABLE NOW!
- Hallway
- Modern fitted kitchen
- Un-furnished basis
- Spacious three bedroom terrace property
- Lounge
- Recently updated with new flooring and decoration
- Close to Swinton Precinct shops
- Dining room
- Garden to the rear with outside utility area and storage

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### 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<br>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>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
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