

**Monton Office**

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## 20 Halstead Avenue Salford Salford M6 7EP

### £1,200 Per calendar month

STUNNING, QUALITY & FULLY RENOVATED THROUGHOUT TO A HIGH STANDARD! HOME ESTATE AGENTS are thrilled to offer for rent this recently renovated, two double bedroom terrace property. Located on the popular Halstead Avenue in "Irlams O'th Height" with its a great access into Swinton, Salford and Manchester City Centre! The property comprises hallway, lounge, open plan dining room with the newly fitted kitchen, useful storage room under the stairs, shaped landing, two DOUBLE bedrooms and a stunning, newly installed bathroom suite with separate shower and bath. Externally there is a yard area to the rear. The property boasts newly installed double glazing and boiler system, offered on an un-furnished basis! Call HOME On 01617898383 to view!

- AVAILABLE 1st AUGUST ONWARDS!
- FULLY RENOVATED THROUGHOUT TO A HIGH STANDARD!
- Hallway
- Lounge
- Modern, open plan dining room and kitchen
- Two DOUBLE Bedrooms
- Stunning bathroom suite
- Yard to the rear
- Newly installed double glazing and boiler system
- Popular "Irlams Oth Height" location!



**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

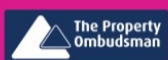
We are advised that the current council tax band is band A.

The current EPC rating is 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
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>		
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