



163 Monton Road Monton Manchester M30 9GS

£1,150 Per calendar month

RECENTLY RENOVATED DUPLEX APARTMENT! WATER BILLS INCLUDED! HOME ESTATE AGENTS are thrilled to offer for rent this recently completed and fully renovated two DOUBLE bedroom duplex apartment. With private access to the rear of Monton Road, this self contained duplex offers the convenience of Monton on its doorstep! The property comprises private staircase leading to the ground floor of the apartment with hallway, stunning recently fitted kitchen, one of the two bedroom and the lounge/diner area. To the first floor there is the master bedroom with recently installed shower room. The property is heated via electric heating and is double glazed. The water bill will be included in the monthly rent. There is also one PARKING space available! Available NOW and offered on an unfurnished basis!

- RECENTLY RENOVATED DUPLEX APARTMENT!
- HIGH STANDARD OF FINISH THROUGHOUT!!
- Self contained, first floor flat
- Accessed to the rear of Monton Road with one parking space
- External staircase leading to a hallway
- Newly installed modern kitchen
- Spacious open lounge/diner
- Stunning fitted shower room suite
- Offered on an unfurnished basis and water rates included
- Close to shops, bars and local amenities



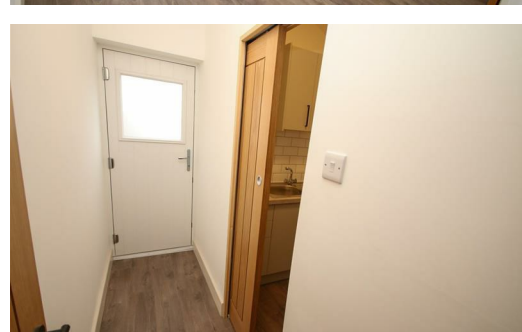
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 www.homeestateagents.com

Lettings info

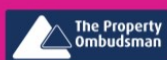
We are advised that the current council tax band is band TBC.

The current EPC rating is TBC.

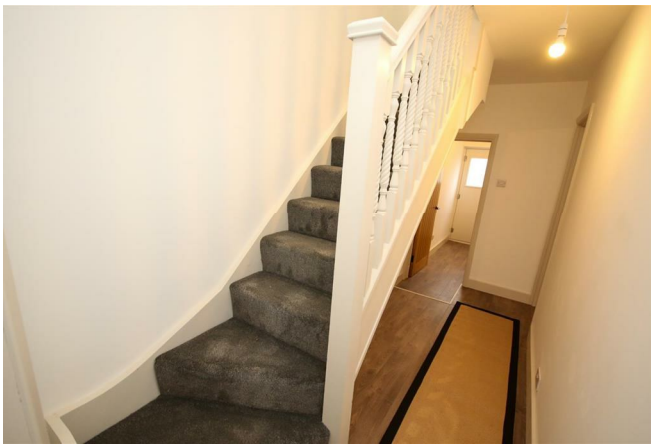


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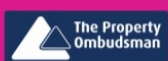


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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