

Monton Office

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



13a Parrin Lane Eccles Manchester M30 8AY

£800 Per calendar month

WALKING DISTANCE TO MONTON! PRIVATE GARDEN TO THE REAR! HOME ESTATE AGENTS are delighted to offer for rent this recently refurbished, one double bedroom ground floor flat. With the added benefit of its own entrance to the side the property is located a short walk away from Monton High Street. Accommodation comprises private entrance hallway, lounge, modern newly installed kitchen, one double bedroom and a fitted bathroom suite. The property offers gas central heating and double glazing. As its located to the ground floor, the flat has access to a private garden to the rear. Available NOW and offered on an un-furnished basis! Call HOME on 01617898383 to view!

- MODERN THROUGHOUT!
- Own, private entrance
- Newly installed bathroom
- Walking distance to Monton High Street
- PRIVATE GARDEN TO THE REAR!
- Lounge
- Gas central heating
- One double bedroom
- Newly fitted kitchen
- Double glazing



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Lettings info

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

The current EPC rating is D.

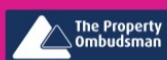
PLEASE NOTE

The photos shown were taken prior to the current tenant taking occupation therefore an in person viewing is required before submitting an application.



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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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