

**Monton Office**

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



## 8 Lawn Drive Swinton Manchester M27 5SA

### £1,250 Per calendar month

AVAILABLE 18TH AUGUST ONWARDS! HOME ESTATE AGENTS are pleased to offer for rent this well presented and much improved three bedroom semi detached property located in a popular Swinton location. With easy access to Swinton, Salford and Worsley, the property is well positioned for several local amenities and is perfect for families. The property comprises hallway, lounge, open plan modern fitted kitchen, shaped landing, three bedrooms and a modern fitted bathroom suite. Externally there is a driveway to the front and a sizeable garden with raised decked area to the rear. Offered on an un-furnished basis and available from 18th August onwards. Call HOME On 01617898383 to view!

- AVAILABLE 18th AUGUST ONWARDS
- Popular Swinton position!
- Three bedroom semi detached
- Hallway
- Lounge
- Open plan modern kitchen/diner
- Modern fitted bathroom suite
- Gardens to the front and rear
- Driveway to the front
- Offered on an un-furnished basis



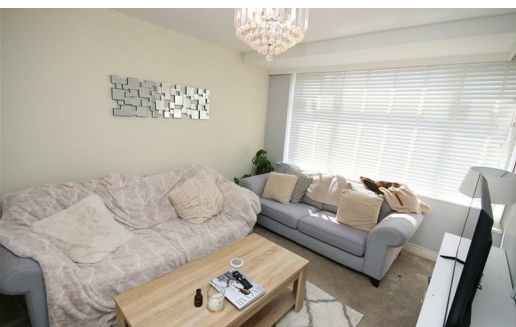
**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

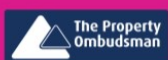
We are advised that the current council tax band is band B.

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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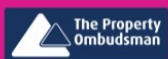
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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