

**Monton Office**

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## 1 Brookdale Avenue Audenshaw Manchester M34 5HU

### £995 Per month

HOME ESTATE AGENTS are delighted to offer for rent this extended semi detached property. A charming two bedroom Home in Quiet Cul-de-Sac which is close to Denton Town Centre. Internally, the front lounge opens into a bright and spacious kitchen/diner, perfect for entertaining. The kitchen features new worktops, a new electric cooker, and plenty of cupboard space, french doors fill the space with light and lead to a private, secluded garden. The rear garden is beautifully flagged, with railway sleeper borders, space for plants, and a patio set for your morning coffee. It's a peaceful spot to relax and unwind. To the first floor, there is a generous master bedroom with a feature fireplace, and a smaller second bedroom overlooking the garden, ideal as a guest room or home office. Prime Location - Situated close to Denton town centre, you'll enjoy easy access to shops, restaurants, and new entertainment options. The council is currently investing heavily in the area, including more green spaces and community facilities. Commuting is a breeze with the train station a short walk away, direct bus routes into Manchester within minutes, and quick access to the motorway network. This home offers the perfect blend of peace, practicality, and convenience ideal for professionals, couples, or small families. The property is offered on an un-furnished basis and available NOW! Call HOME On 01617898383 to view!

- AVAILABLE MID MAY
- Bay-fronted lounge
- Modern fitted bathroom suite
- Close to M60 motorway links
- Two bedroom end terrace property
- Dining room open with the kitchen
- Garden to the rear
- Hallway
- Two good size bedrooms
- Offered on an un-furnished basis



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### Lettings info

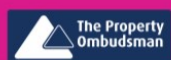
We are advised that the current council tax band is band A.

The current EPC rating is D



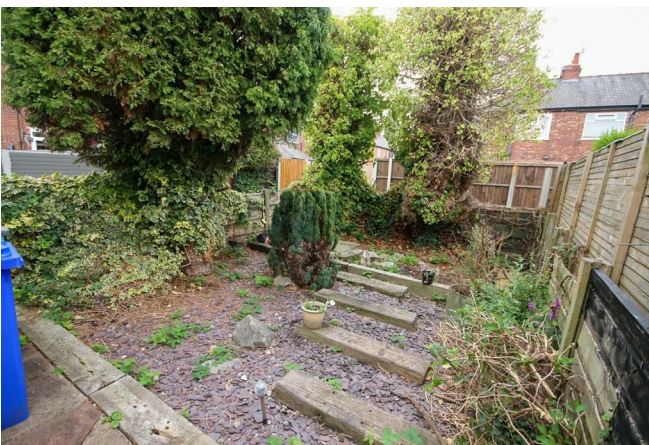
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553







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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 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>		
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