



## 34 Emerson Street Salford M5 5HZ

### £925 Per calendar month

FULLY FURNISHED BASIS! AVAILABLE NOW! HOME ESTATE AGENTS are thrilled to offer for rent this recently updated two bedroom terrace property which has recently been redecorated and recarpeted. The property offers hallway, lounge, dining room, updated kitchen, shaped landing, two bedrooms and a fitted shower room. The property offers gas central heating and double glazing. Externally there is a paved courtyard to the rear. Available on a fully furnished basis and available NOW! Call HOME on 01617898383 to view!

- FULLY FURNISHED BASIS!
- Two bedroom terrace property
- Recently updated with new carpets and decor
- Hallway
- Lounge
- Dining room
- Fitted kitchen
- Two bedrooms
- Shower room
- AVAILABLE NOW!



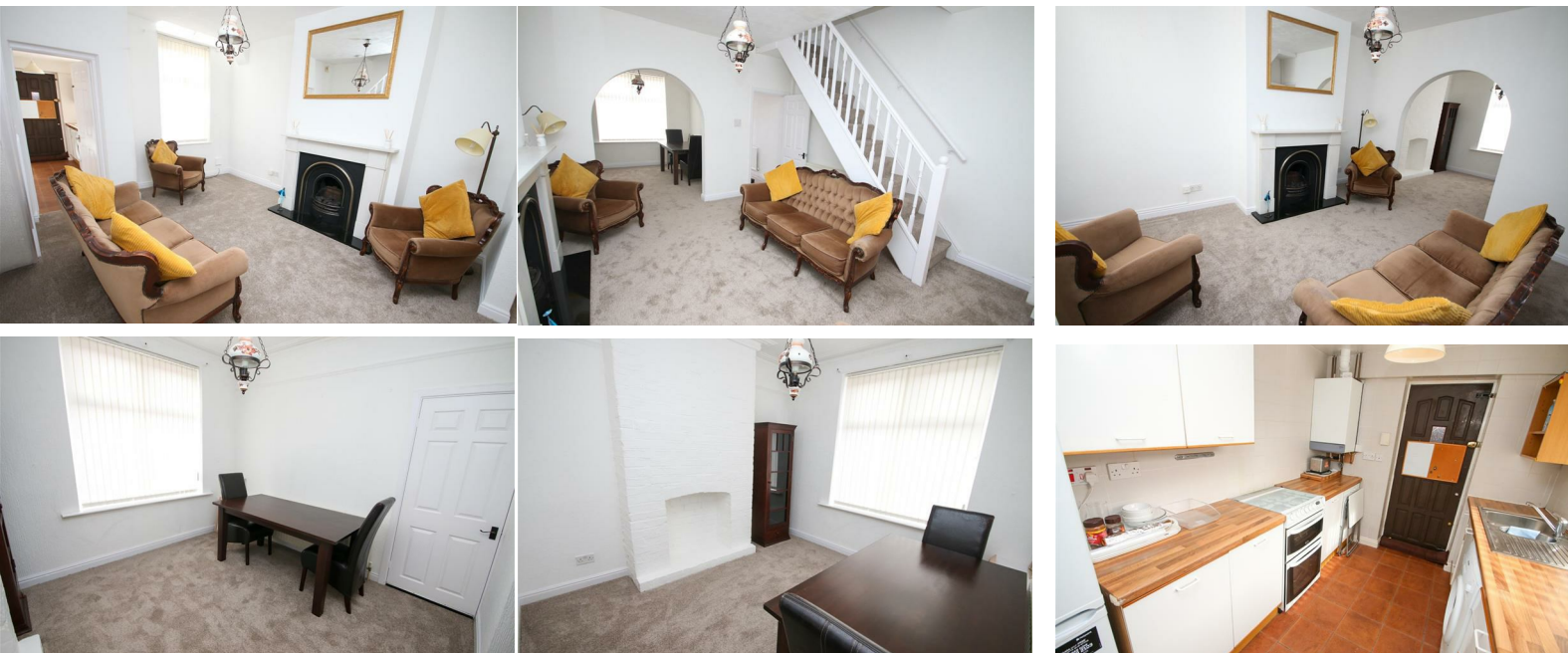
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[www.homeestateagents.com](http://www.homeestateagents.com)

### Lettings info

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

The current EPC rating is 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
<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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