

Monton Office

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35 North Lonsdale Street Stretford Manchester M32 0PG
£825 Per calendar month

ONE BEDROOM GROUND FLOOR FLAT! AVAILABLE NOW !! HOME ESTATE AGENTS are pleased to offer this ground floor, self contained flat located in the ever popular Gorse Hill area. In brief the property comprises of, entrance hallway, lounge, fitted kitchen, one bedroom, fitted modern bathroom and utility area. To the front of the property there is a yard area. Located close to Media city with good local transport links into Manchester city center including the M60 motorway network and Metro-link. To arrange a viewing call HOME On 01617898383 to view!

- AVAILABLE NOW!
- Recently updated lounge and bedroom areas
- Hallway
- Spacious lounge/diner
- Fitted kitchen
- Large double bedroom with storage cupboard
- Fitted bathroom
- Utility area
- Self contained ground floor flat
- Yard area to the front



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 www.homeestateagents.com

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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