



## Clarendon Place 22-26 Wellington Road Eccles Manchester M30 0NP £900 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are pleased to offer this top floor, two bedroom flat located close to Eccles town centre with its amenities and transport links to Manchester and Salford Quays. The property, which can be accessed via a lift, offers hallway, open plan living space with modern fitted kitchen, two bedrooms, fitted bathroom and en-suite shower room. The property is heated by electric heating and is double glazed. Externally the development is gated and there is parking spaces available (not allocated). Available NOW and offered on an un-furnished basis. Call HOME on 01617898383 to arrange a viewing!

- AVAILABLE NOW!
- Hallway with storage
- Modern fitted en-suite shower room
- Lift access to each floor
- THIRD FLOOR APARTMENT
- Open plan lounge and kitchen/diner
- Gated, secure parking available
- Two bedroom flat
- Modern fitted bathroom
- Close to Eccles town centre



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

## Lettings info

We are advised that the current council

tax band is B.

The current EPC rating is C.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Manton - 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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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