

**Monton Office**

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



**1 Langley Drive Worsley Manchester M28 1JS**  
**£1,250 Per calendar month**

AVAILABLE NOW! HOME ESTATE AGENTS are pleased to offer for rent this spacious and much loved three bedroom semi detached property located in a popular position! The property comprises entrance porch, downstairs W/C, spacious lounge with open staircase and log burner, open plan kitchen/diner, shaped landing, three bedrooms and a fitted bathroom suite, The property is gas central heated and wooden double glazed throughout. Externally there is ample off road parking with gardens to the front, side and rear! Offered on an unfurnished basis and available NOW. Call HOME on 01617898383 to view.

- AVAILABLE NOW!
- Downstairs W/C
- Three bedrooms
- Off road parking
- Three bedroom semi detached family home in a popular location!
- Lounge with log burner
- Fitted bathroom suite
- Entrance porch
- Open plan kitchen/diner
- Gardens to the front, side and rear



**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 C.

The current EPC rating is TBC

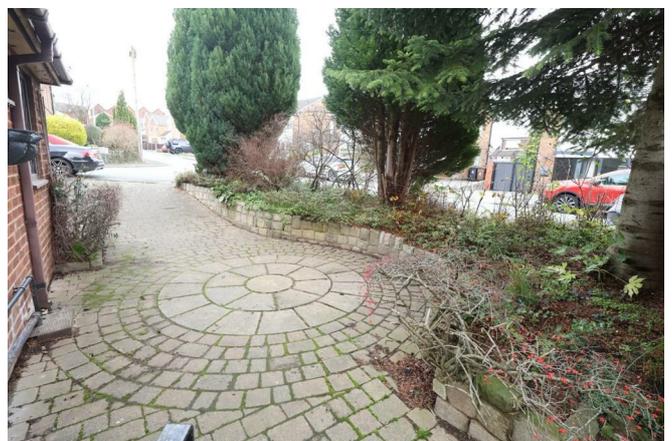


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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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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