

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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@homeinmonton



**57 Brattice Drive Swinton Manchester M27 8WR**  
**£895 Per calendar month**

AVAILABLE NOW! HOME ESTATE AGENTS are pleased to offer for rent this well presented one double bedroom, first floor apartment. Located on a popular development in Agecroft, Swinton with good transport links to Prestwich and the East Lancashire Road with its access into Manchester City Centre. The property comprises hallway with storage, open plan lounge/dining and modern fitted kitchen, one double bedroom and a modern fitted shower room. The property offers double glazed and is heated with electric heaters. There is communal parking available. Available NOW and offered on an un-furnished basis! Call HOME on 01617898383 to view!

- AVAILABLE NOW!
- Open plan living space
- Modern fitted shower room
- Electric heating
- One double bedroom apartment
- Lounge/dining and kitchen
- Parking available
- Hallway with storage cupboard
- One double bedroom
- Un-furnished basis



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## Lettings info

We are advised that the current council tax band is band

The current EPC rating is



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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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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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