

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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@homeinmonton



**16 Russell Road Salford M6 8NR**  
**£1,250 Per calendar month**

AVAILABLE 18th MAY ONWARDS! HOME ESTATE AGENTS are delighted to offer for rent this well maintained and much improved three bedroom semi detached property located in this sought after Salford area! Popular with families, the property is located close to good local schooling and within a short walk to Lightoaks park! The property comprises hallway, through lounge/diner, conservatory, modern fitted kitchen, shaped landing, three bedrooms and a recently fitted bathroom suite. The property offers gas central heating and double glazing. Externally there is ample off road parking to the front whilst to the rear there is a landscaped garden complete with full raised decking area and further raised artificial grass garden. Available on an un-furnished basis and available 18th May onwards! Call HOME on 01617898383 to view!

- AVAILABLE 18th MAY!
- Three bedrooms
- Fitted kitchen
- Ample off road parking
- GREAT FAMILY HOME!
- Through lounge/diner
- Recently fitted bathroom
- Much improved
- Conservatory
- Landscaped rear garden



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

### Lettings info

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

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>		
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(81-91) <b>B</b>		
(69-80) <b>C</b>		
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