

Monton Office

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



25 Mirfield Drive Monton Manchester M30 9LH £2,200 Per calendar month

AVAILABLE 1ST FEBRUARY ONWARDS! CENTRAL MONTON POSITION! HOME ESTATE AGENTS are delighted to offer for rent this well presented and much improved three bedroom semi detached property located just off Monton Road. Within walking distance to the shops, bars and other local amenities the property is well positioned. The property comprises impressive entrance hallway, access to the cellar for storage, bay-fronted lounge/currently used as a fourth sleeping area, extended and open plan living space with open kitchen, lounge and further dining or sitting area, shaped landing, three good size bedrooms, en-suite to the master bedroom and family bathroom suite. The property is double glazed and is gas central heated. Externally there are gardens to the front and rear. Available from 1st February and offered on an un-furnished basis! Call HOME On 01617898383 to view!

- AVAILABLE 1ST FEBRUARY ONWARDS!
- CENTRAL MONTON POSITION!
- Three bedroom semi detached property (could be used as four bedrooms)
- Impressive entrance hallway with access to the storage cellar
- Bay-fronted Lounge/bedroom four
- Open plan, extended living space including kitchen, lounge and further dining area
- Three bedrooms to the first floor
- En-suite to the master bedroom
- Modern fitted bathroom suite
- Walking distance to Monton shops, bars and local amenities



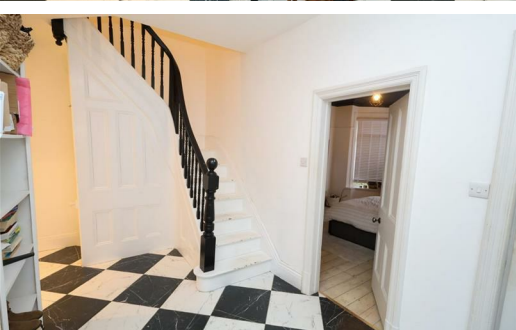
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Lettings info

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

The current EPC rating is E.



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

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