

**Monton Office**

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



## 31 Meadowside Avenue Walkden M28 3PJ

### £1,000 Per calendar month

AVAILABLE NOW!! HOME ESTATE AGENTS are pleased to offer for rent this well presented three bedroom semi detached property. Accommodation comprises from hallway, lounge, fitted modern kitchen, utility area, shaped landing, three bedrooms and a fitted bathroom suite. The property is gas central heated and double glazed throughout. Externally there is a garden to the front and garden to the rear with shed to the side. Available NOW and offered on an un-furnished basis. Call HOME on 01617898383 to view!

- AVAILABLE NOW!
- Three bedroom semi detached
- Hallway
- Lounge
- Modern fitted kitchen
- Modern fitted bathroom
- Gardens to front and rear
- Un-furnished basis
- Popular Walkden area
- Cul de sac position



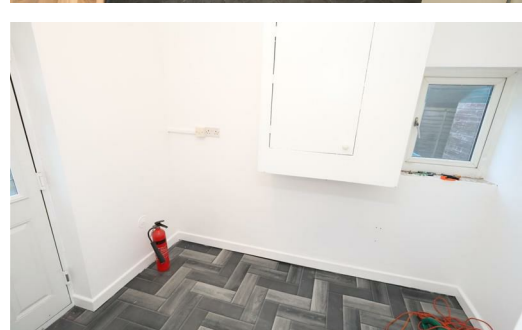
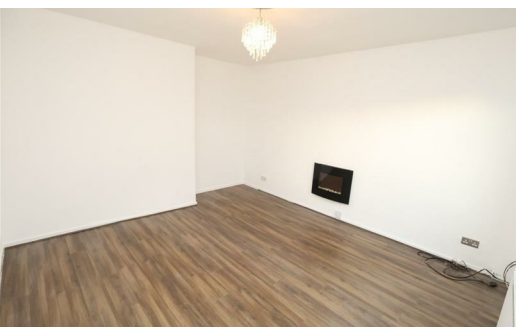
**LOCAL EXPERTS THAT GET YOU MOVING**

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

## TENANCY INFO

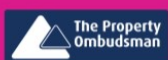
Council Tax Band A

The current EPC rating is current D.



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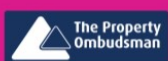
Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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