



## New Lane, Eccles, Manchester

£1,250 PCM

Take a look at this spacious and well-presented, unfurnished three-bedroom mid-terrace home in Eccles (M30 7JB), boasting large windows throughout that flood the property with natural light and enhance the sense of space.

This charming home offers generous accommodation, comprising three well-proportioned bedrooms, two inviting reception rooms ideal for both relaxing and entertaining, and a modernised kitchen with direct access to a good-sized rear garden—perfect for outdoor dining or family use. A contemporary bathroom completes the internal layout, making this property both practical and comfortable for everyday living.

Located on New Lane, the property benefits from a highly convenient position with a wide range of local amenities right on your doorstep, including Asda, Trafford Park, and The Trafford Centre for shopping, dining, and leisure. The area is also well-connected, offering quick and easy access to the motorway network, making it ideal for commuters.

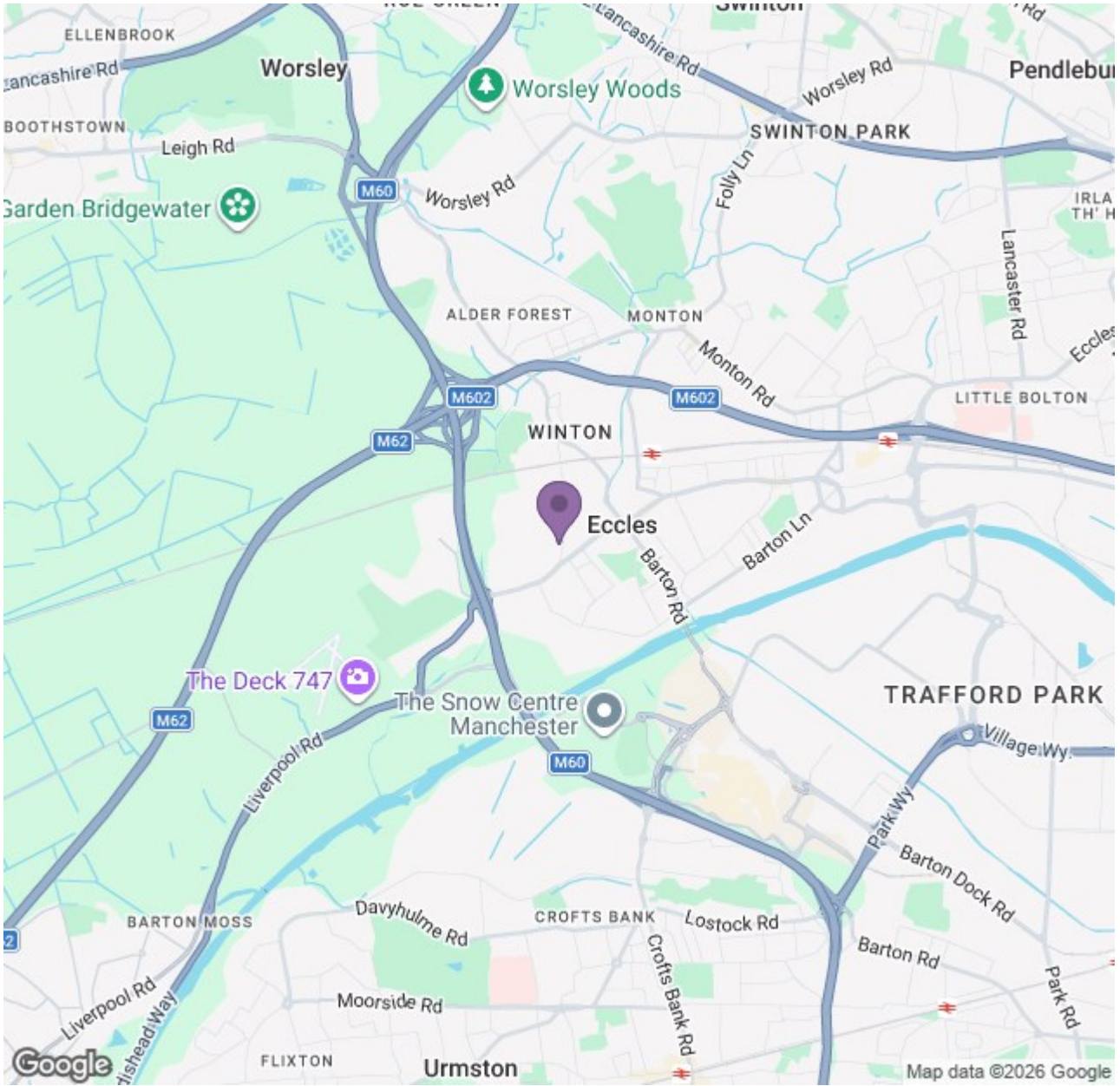
Offered on an unfurnished basis, this is a fantastic opportunity to secure a bright and spacious home in a popular location. Please contact our Manchester team to arrange your viewing. Images are for marketing purposes only.

Available Now  
Deposit: £1,440.  
Council Tax Band: A  
Unfurnished



# Ascend

Built on higher standards



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Target	Current	Target																												
<table border="1"> <tr><td>A</td><td>92-100</td></tr> <tr><td>B</td><td>81-91</td></tr> <tr><td>C</td><td>69-80</td></tr> <tr><td>D</td><td>55-68</td></tr> <tr><td>E</td><td>39-54</td></tr> <tr><td>F</td><td>22-38</td></tr> <tr><td>G</td><td>1-21</td></tr> </table>	A	92-100	B	81-91	C	69-80	D	55-68	E	39-54	F	22-38	G	1-21	B	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70	84
A	92-100																														
B	81-91																														
C	69-80																														
D	55-68																														
E	39-54																														
F	22-38																														
G	1-21																														
A	1-10																														
B	11-20																														
C	21-30																														
D	31-40																														
E	41-50																														
F	51-60																														
G	61-70																														
<small>Energy Efficiency Rating is based on the SAP 10.2 calculation. The target rating is based on the SAP 10.2 calculation. The current rating is based on the SAP 10.2 calculation.</small>		<small>Environmental Impact (CO<sub>2</sub>) Rating is based on the SAP 10.2 calculation. The target rating is based on the SAP 10.2 calculation. The current rating is based on the SAP 10.2 calculation.</small>																													

# Ascend

Built on higher standards