



HUNTERS[®]
HERE TO GET *you* THERE



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Boothfield, Eccles, Manchester, M30 8HT

Per Calendar Month £1,550 Per Calendar Month



HUNTERS WORSLEY is delighted to bring to the rental market this three bedroomed semi-detached house situated between Monton and Worsley Villages. The internal accommodation briefly comprises entrance hall, lounge, open plan kitchen/dining space/family room, two double bedrooms, single bedroom and family bathroom.

Set back from the road on a tree-lined cul-de-sac, the property benefits from a gated private drive which offers off road parking alongside a front lawn and double wooden gates which give access to the rear. The good sized south facing rear garden has an Indian stone patio seating area and lawn which is not overlooked. Also offering security lighting and an external tap for convenience. The property has an insurance approved alarm system in place.

For those wishing to take advantage of the plentiful woodland walks the area has to offer, the newly renovated Worsley/Monton Cycle Route 55 is just a short cycle/walk away and Worsley Woods is a real favourite for those wishing to walk/ dog walk or cycle away the brighter of days.

For those with children of school age, there is a good choice of state primary and secondary schools nearby as well as Bridgewater Private School. Public transport and motorway links to Manchester City Centre, Salford Quays and Media City are close by.



KEY FEATURES

- THREE BEDROOMED
- SEMI DETACHED HOUSE
- SUPERBLY MAINTAINED
- OPEN PLAN KITCHEN/DINING AREA
 - LOUNGE
 - EPC RATING TBC
- WELL MAINTAINED FRONT AND REAR GARDENS
- GATED OFF ROAD PARKING







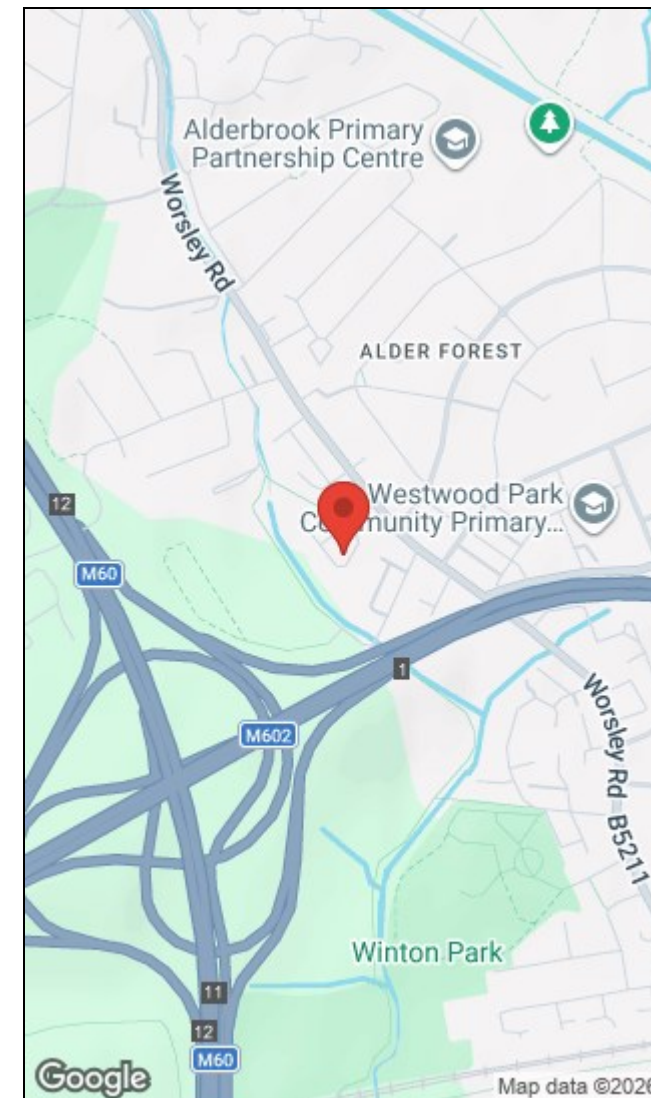
Boothfield, Eccles, Manchester, M30



APPROX. GROSS INTERNAL FLOOR AREA 978 SQ FT 90.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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