



**HUNTERS®**  
HERE TO GET *you* THERE



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# Eldon Place, Eccles, Manchester, M30 8QE

## Per Calendar Month £875 Per Calendar Month

# HUNTERS®

HERE TO GET *you* THERE

Tucked away at the end of a peaceful cul-de-sac in the heart of Eccles, this beautifully maintained two-bedroom apartment at Eldon Place is a small, exclusive development of just six apartments, benefiting from a strong sense of community and the added bonus of residents' parking to the rear. Positioned on the ground floor, the apartment is flooded with natural light and has been thoughtfully cared for throughout. The spacious interior comprises two generous double bedrooms—one of which includes built-in storage—a contemporary family bathroom, a bright and airy lounge perfect for relaxing or entertaining, and a stylish, well-equipped kitchen. This home's location is second to none. Conveniently situated for easy access to Worsley, Monton, and Eccles town centre, it also boasts excellent transport links via the nearby M60, making commuting simple. For shopping, dining, and entertainment, the Intu Trafford Centre is just a short drive away, offering everything you need right on your doorstep.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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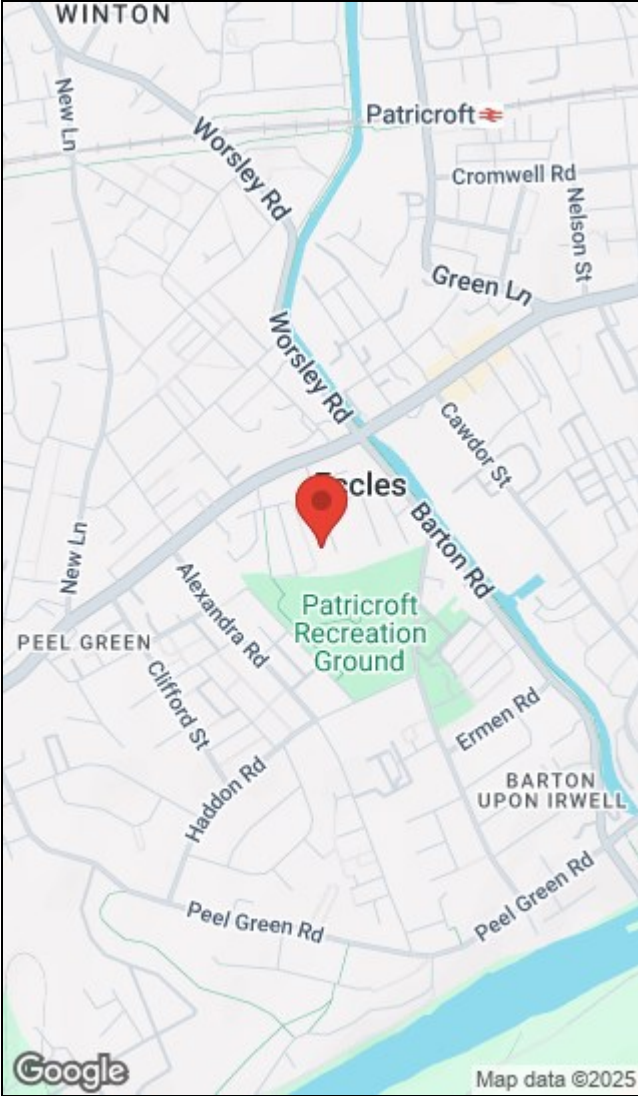
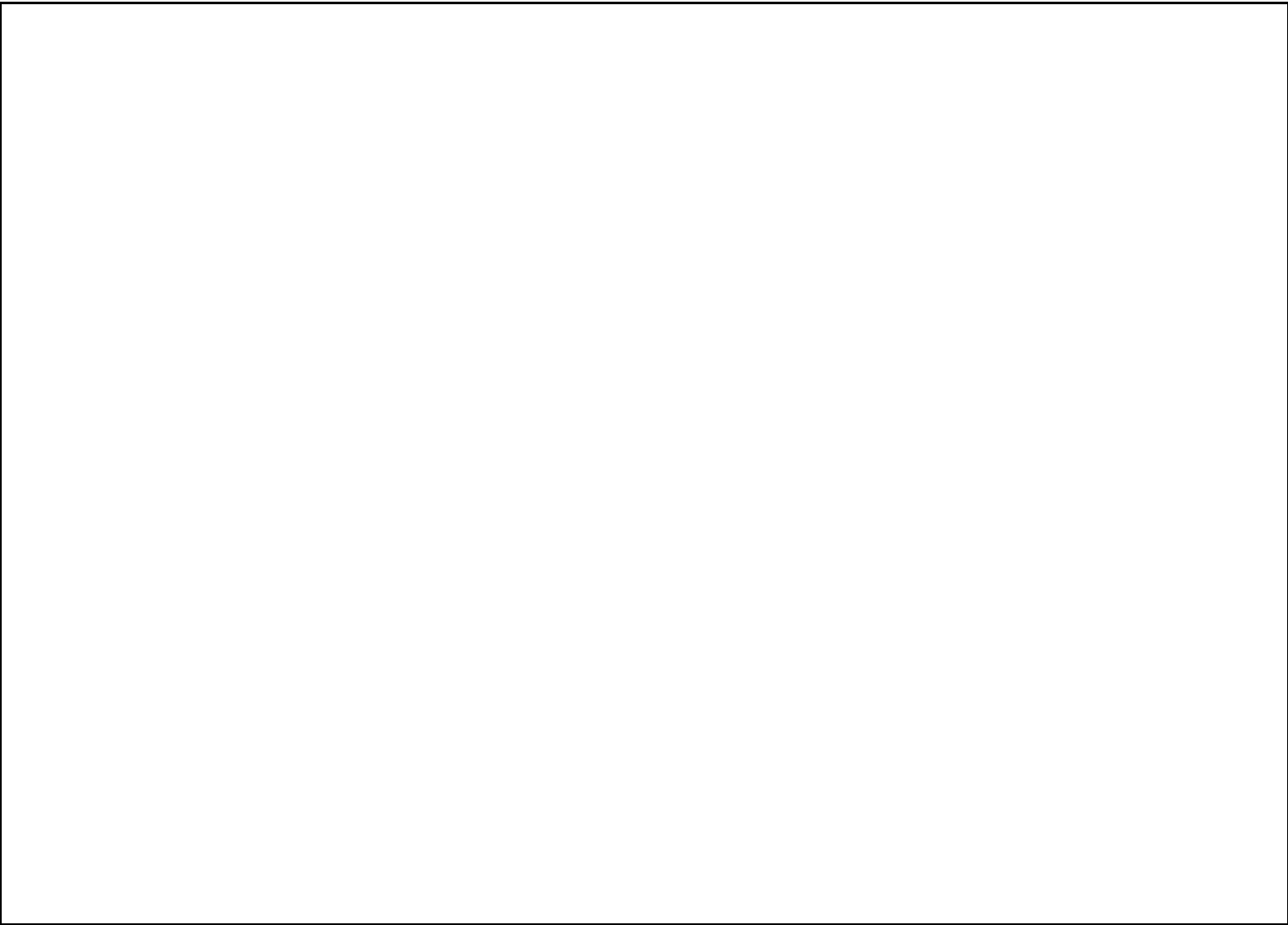
## KEY FEATURES

- TWO BEDROOMS
- EXCELLENT LOCATION
  - PARKING
- GOOD MOTORWAY LINKS
- CLOSE TO TRAFFORD CENTRE
  - EPC RATING C









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

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