



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



Parrin Lane, Eccles, Manchester, M30 8AY

Per Calendar Month £1,250 Per Calendar Month



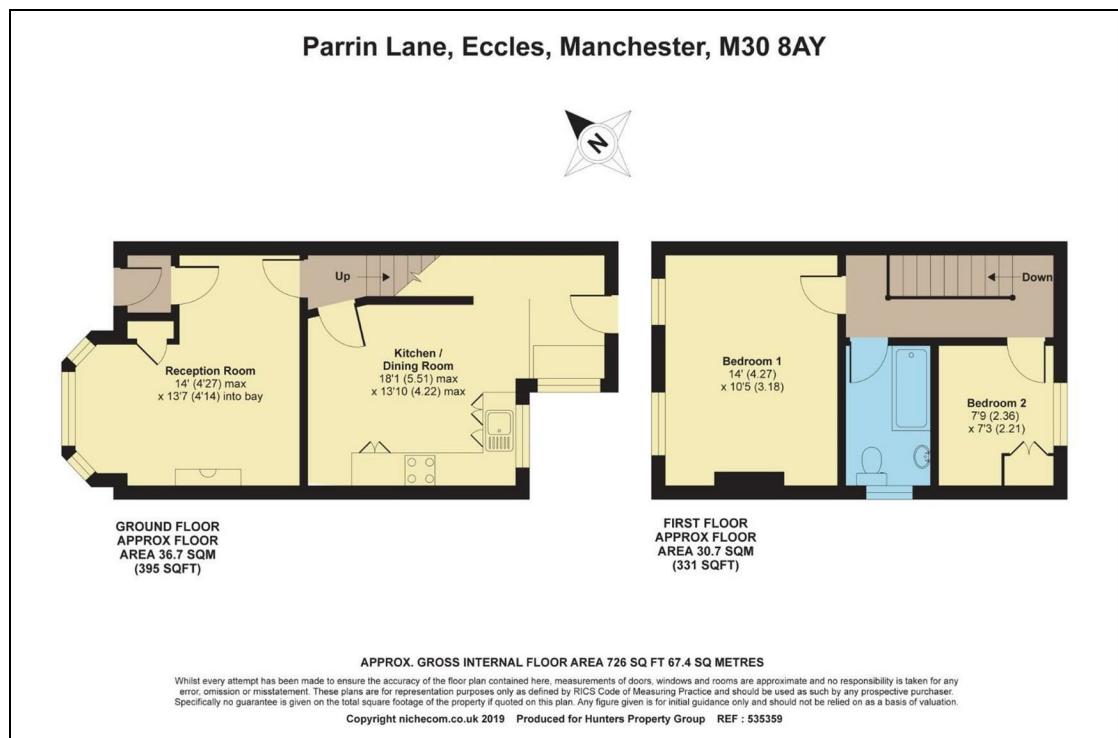
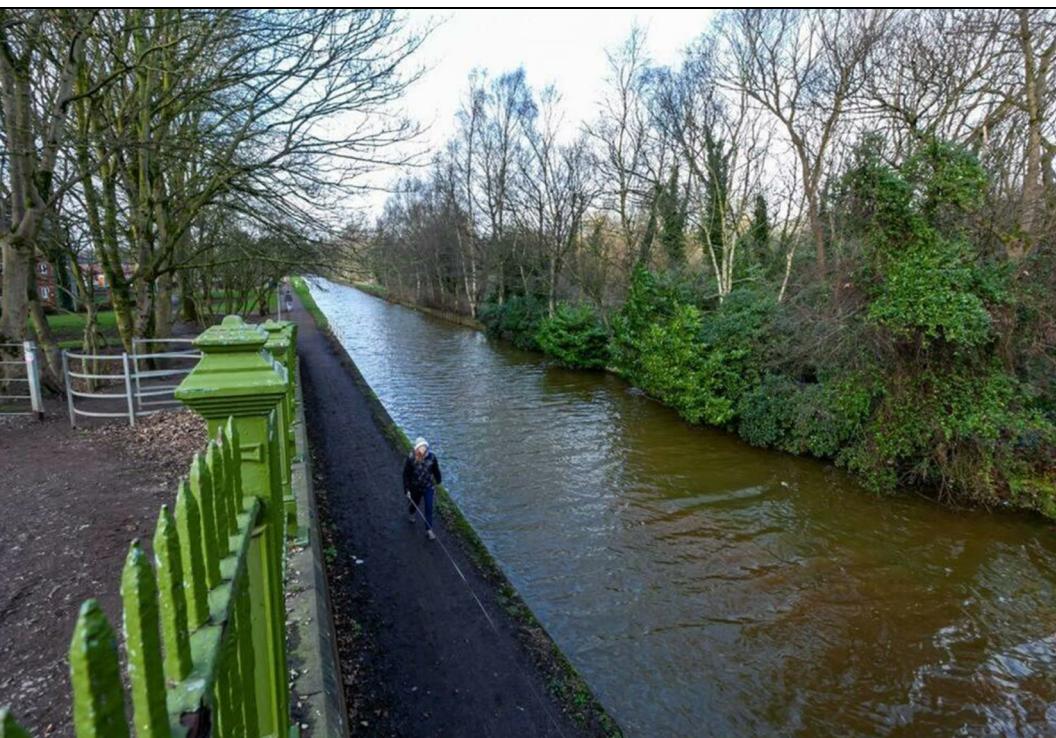
Parrin Lane is a 2 bed semi detached property on the edge of Monton Village. There are numerous shops, bars and restaurants here to keep you busy of an evening or weekend, The Bridgewater Canal walk runs through Monton to Worsley Village and the loop line is a stones throw away for walkers and cyclists. Transport links are very accessible with buses to the City Centre, Trafford Centre and Eccles Town Centre passing right by on Parrin Lane. The Metro can be caught from Eccles Town Centre and the M602/M60 is near by. The property you will find a bay fronted living room, a spacious modern kitchen, one double and one single bedroom and a bathroom. **FULLY FURNISHED.**

## KEY FEATURES

- 2 BED SEMI DETACHED
- FULLY FURNISHED
- KITCHEN/UTILITY
- NEW BATHROOM
- CLOSE TO MONTON VILLAGE
- EPC RATING E
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES







# Parrin Lane, Eccles, Manchester, M30 8AY



GROUND FLOOR  
APPROX FLOOR  
AREA 36.7 SQM  
(395 SQFT)

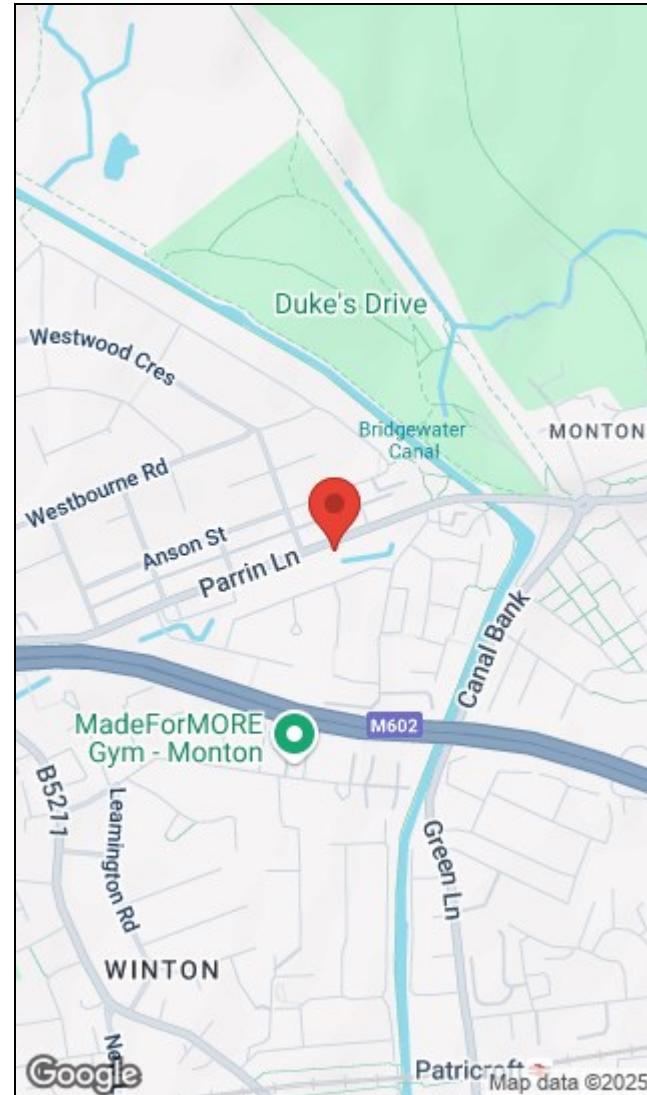


FIRST FLOOR  
APPROX FLOOR  
AREA 30.7 SQM  
(331 SQFT)

## APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT 67.4 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	88	
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