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**HUNTERS**



# Eldon Place, Eccles, Manchester, Greater Manchester

## Per Calendar Month £875 Per Calendar Month



Hunters Worsley are pleased to bring to the rental market this first floor apartment on Eldon Place, Eccles! On entrance, there is a welcoming hallway with access to all accommodation. To the front aspect is the modern open plan living room and kitchen to the side aspect which has base/wall units with plenty of storage. To the rear are the two double bedrooms and a three piece family bathroom. Externally, the development is set within a cul-de-sac and the apartments have their own car park to the rear with allocated parking. Location wise, the property is well set for commuting into Manchester and has fantastic local amenities in Eccles Town Centre and the Trafford Centre both within walking distance.

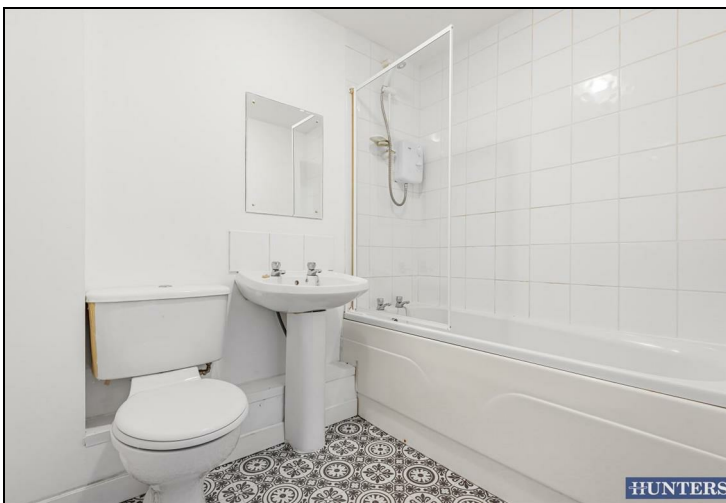
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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## KEY FEATURES

- First Floor
- Allocated Parking
- Modern Development
- Excellent Transport Links
- Available Immediatly
- Epc rating B



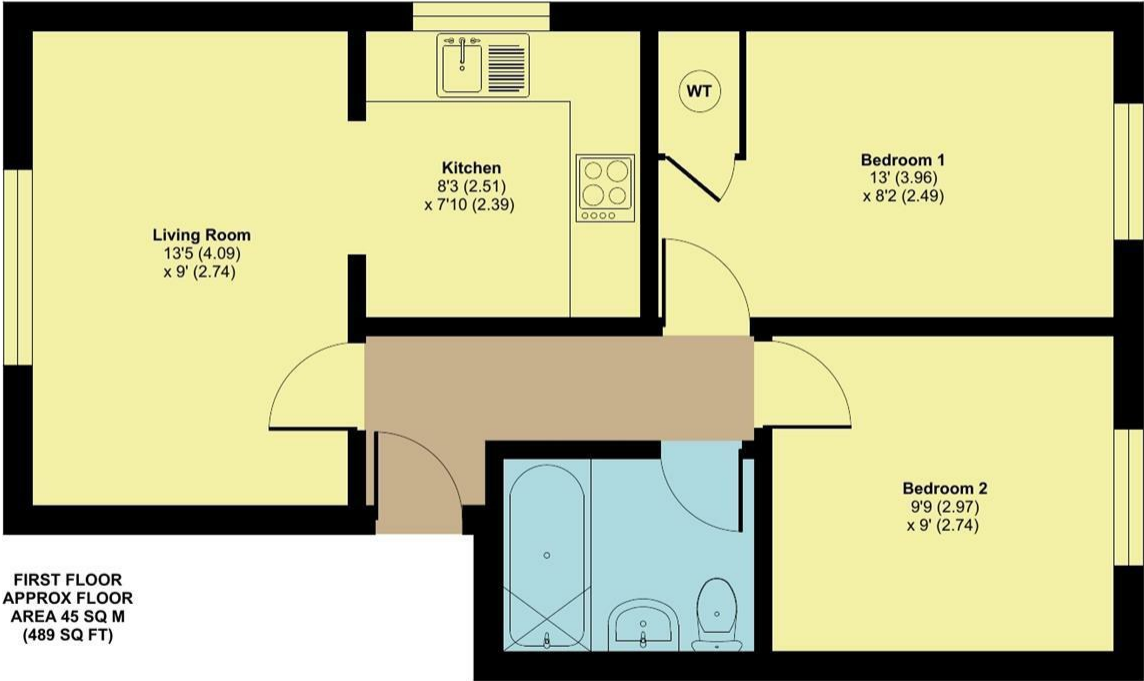






Eldon Place, Eccles, Manchester, M30

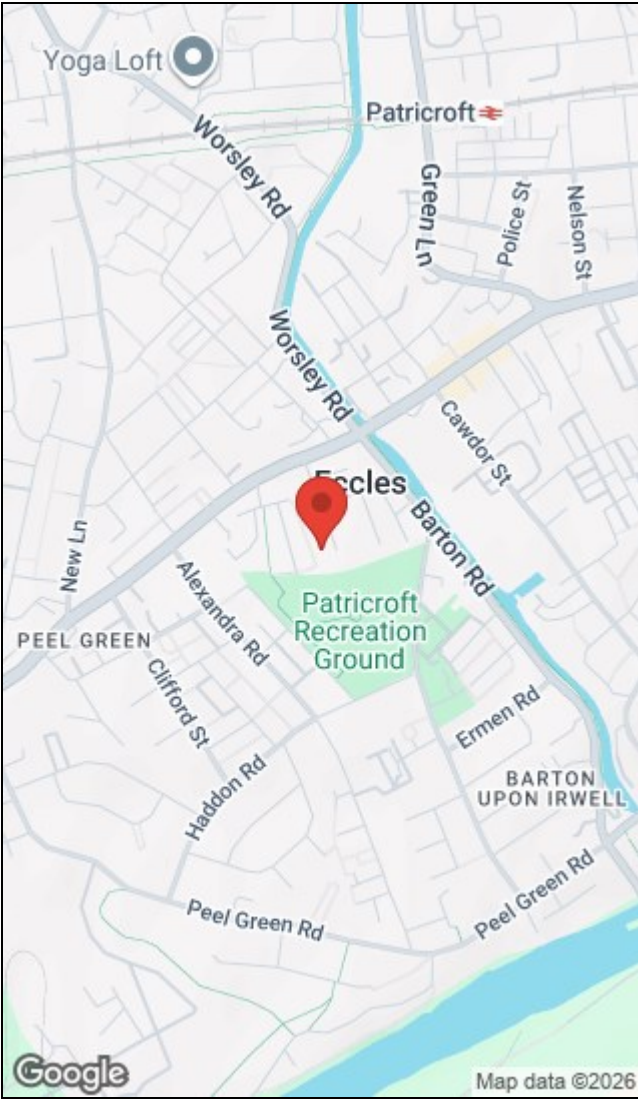
Approximate Area = 489 sq ft / 45 sq m  
For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 45 SQ M  
(489 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2022. Produced for Hunters Property Group. REF: 815188



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		
	70	74			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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