



HUNTERS[®]
HERE TO GET *you* THERE



Grafton Avenue, Eccles, Manchester

Per Month £1,250 Per Month



Available to rent is this beautifully renovated two-bedroom semi-detached home, finished to an exceptional standard throughout and offering stylish, contemporary living in one of Salford's most desirable residential locations.

The property has undergone a comprehensive refurbishment and is presented in immaculate condition, making it ideal for professionals, couples or small families seeking a home ready to move straight into. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living room, and a stunning modern kitchen diner fitted with high-quality units and finishes, providing the perfect space for both everyday living and entertaining.

To the first floor are two generous double bedrooms, both beautifully presented and offering ample space for furnishings. Completing the accommodation is a newly fitted contemporary shower room finished to an excellent standard.

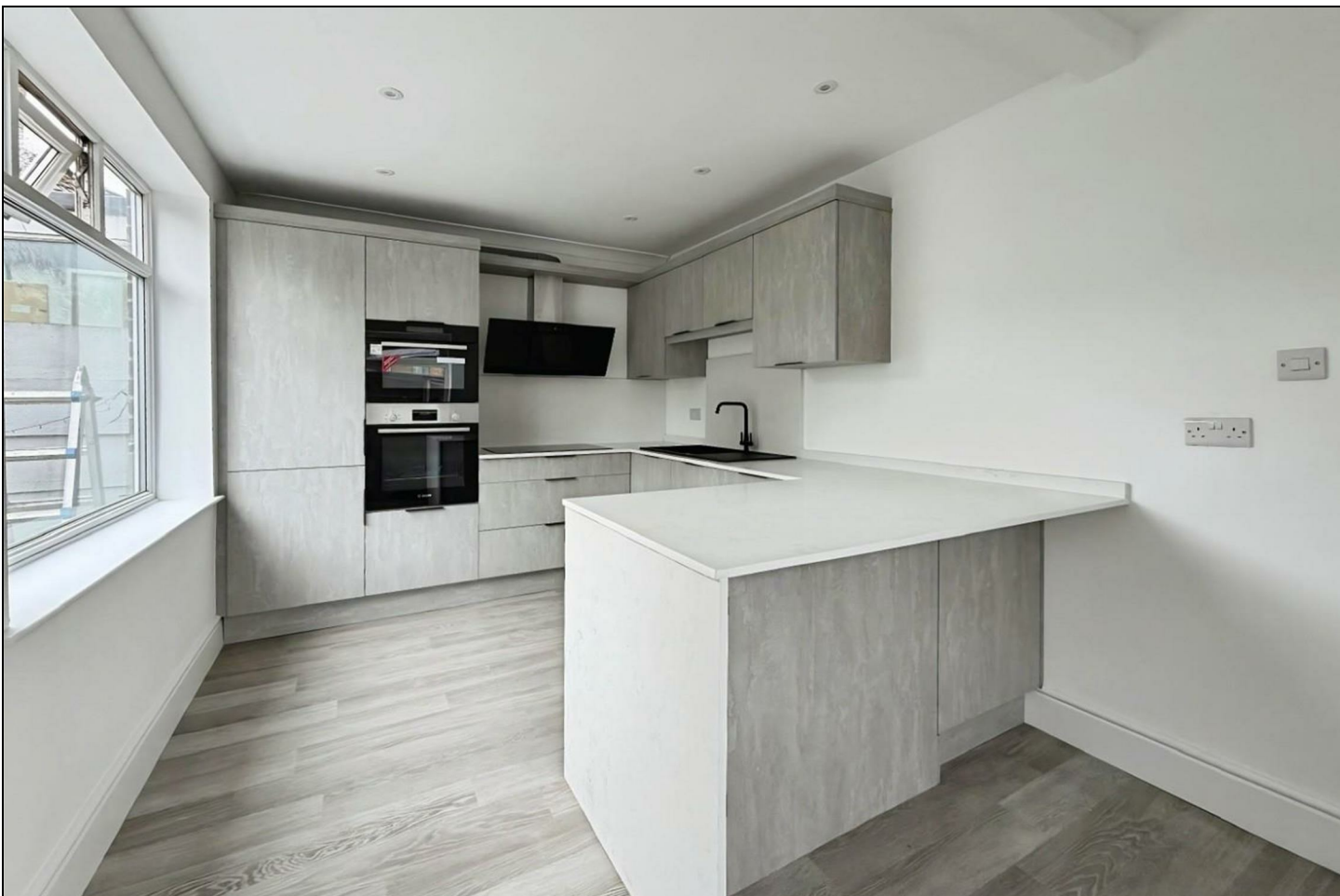
Externally, the property occupies a generous plot with well-maintained gardens, providing excellent outdoor space. To the front is off-road parking, while a detached garage offers additional storage or secure parking.

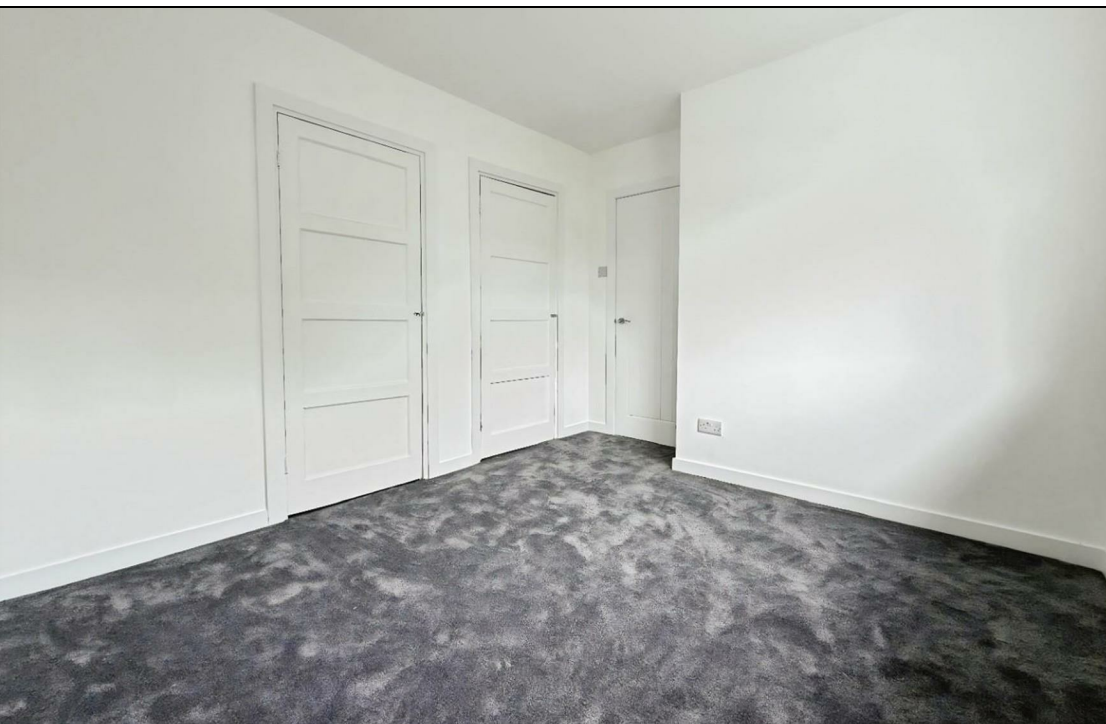
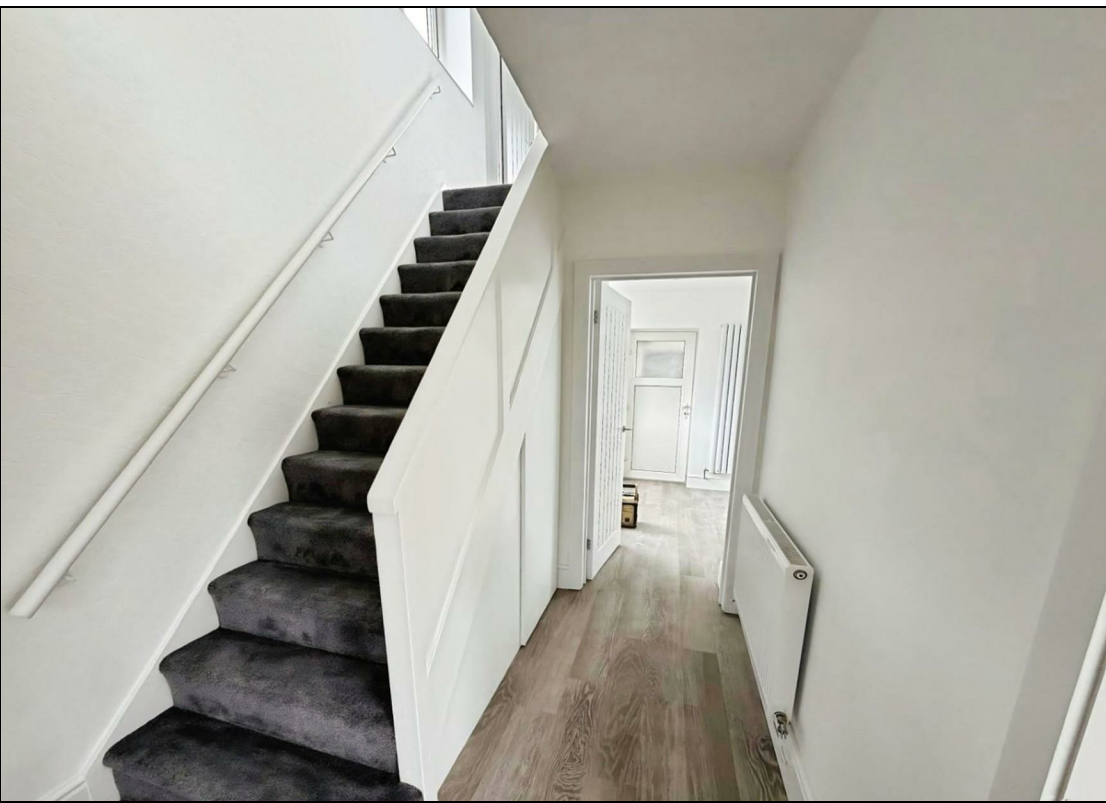
Situated within the highly sought-after Ellesmere Park area, the property is ideally positioned within walking distance of Salford Royal Hospital and benefits from excellent local amenities, nearby parks and green spaces, as well as superb transport links into Manchester City Centre, MediaCityUK and surrounding areas.

Properties finished to this standard in such a prime location rarely remain available for long. Early viewing is highly recommended.

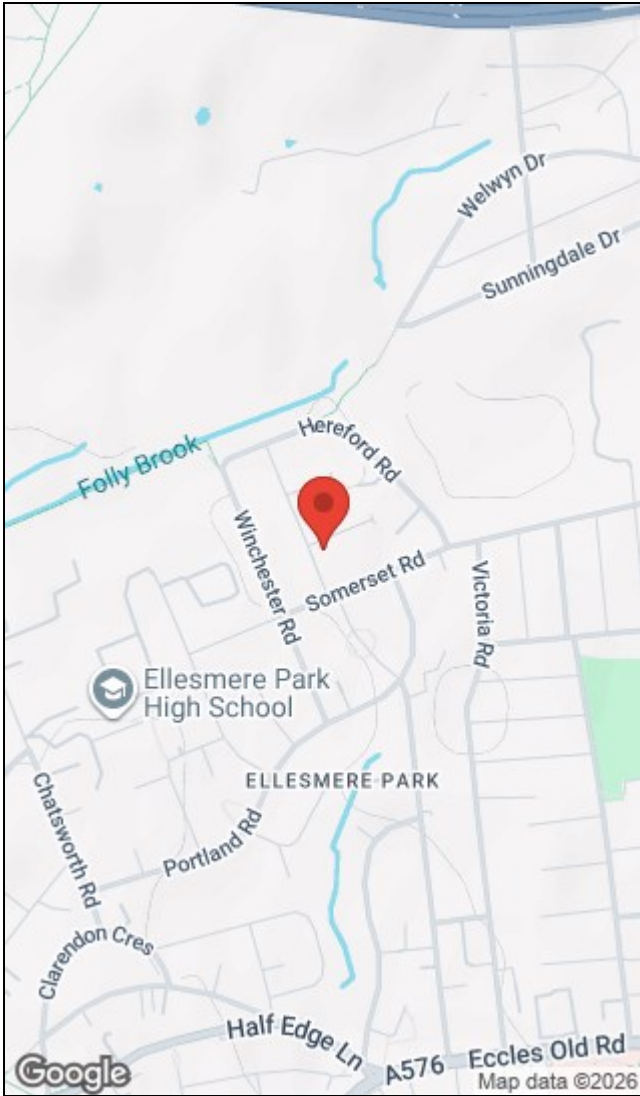
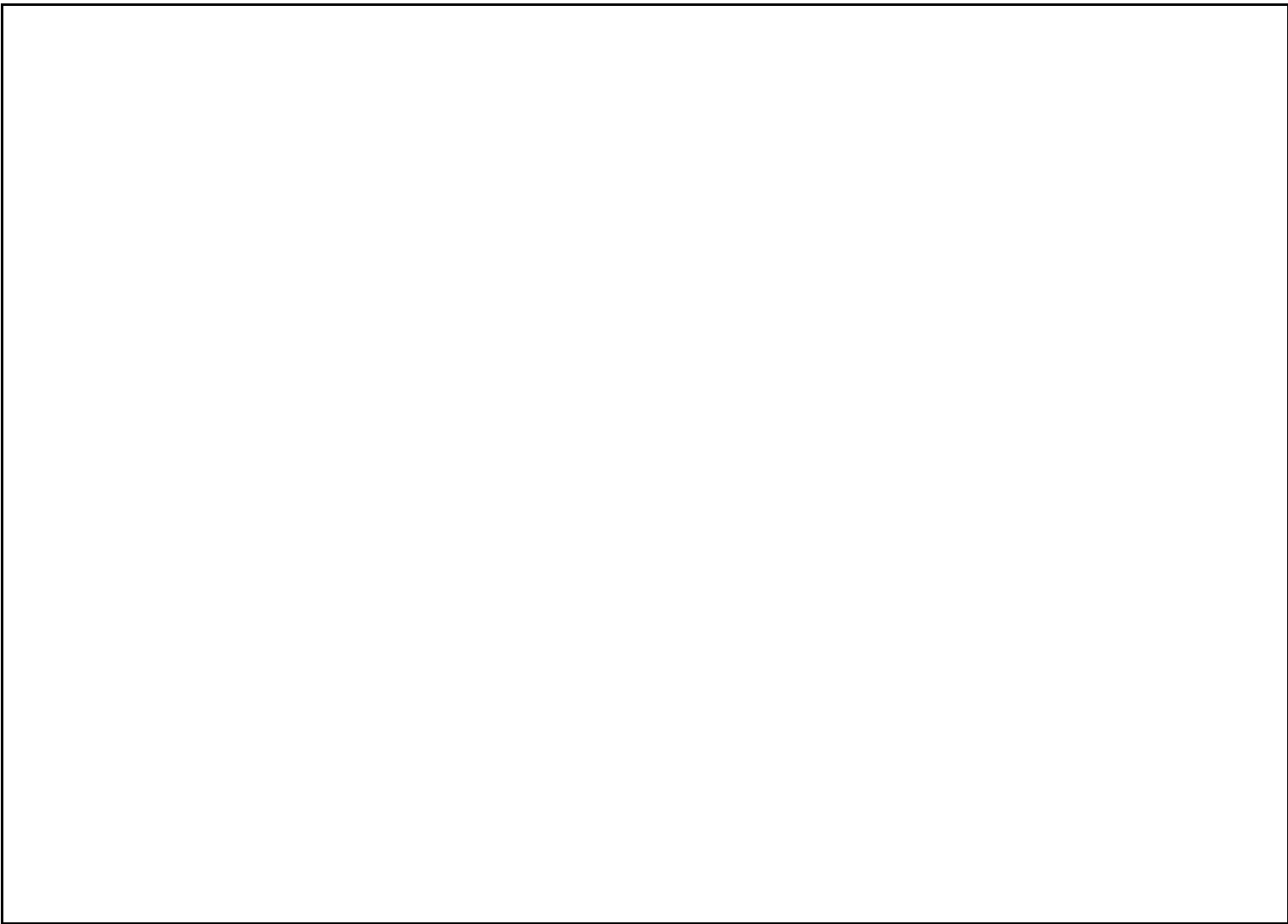
KEY FEATURES

- BEAUTIFULLY RENOVATED
- 2 BEDROOMED SEMI DETACHED HOUSE
 - GOOD SIZE GARDENS
- NEWLY FITTED KITCHEN AND SHOWER ROOM
- EXCELLENT LOCATION
 - EPC RATING C









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	64		(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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