



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2

Irlam Avenue, Eccles, Manchester

Per Month £1,200 Per Month



Offered to let is this Two bedroom/Office semi-detached property, ideally located just off Liverpool Road with excellent access into Eccles Town Centre and surrounding areas.

The accommodation comprises an entrance hallway, lounge, dining room, and a newly fitted kitchen. To the first floor is a shaped landing leading to three well-proportioned bedrooms and a newly fitted modern bathroom suite.

The property benefits from double glazing and gas central heating throughout. Externally, there is off-road parking to the front and a good-sized rear garden.

Available now and offered on an unfurnished basis.

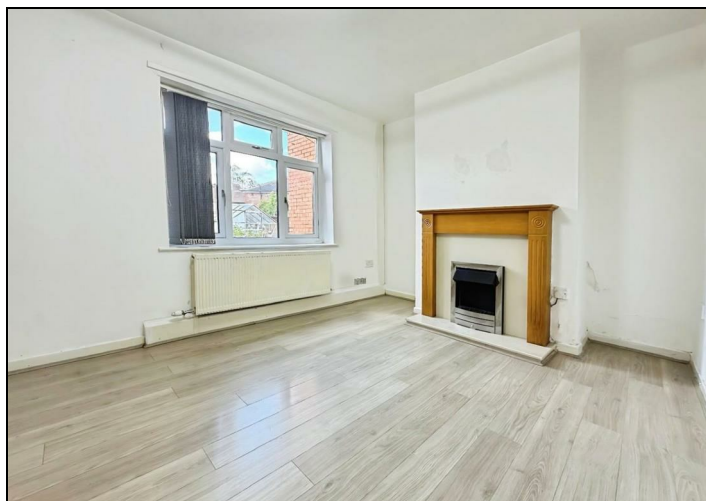
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com

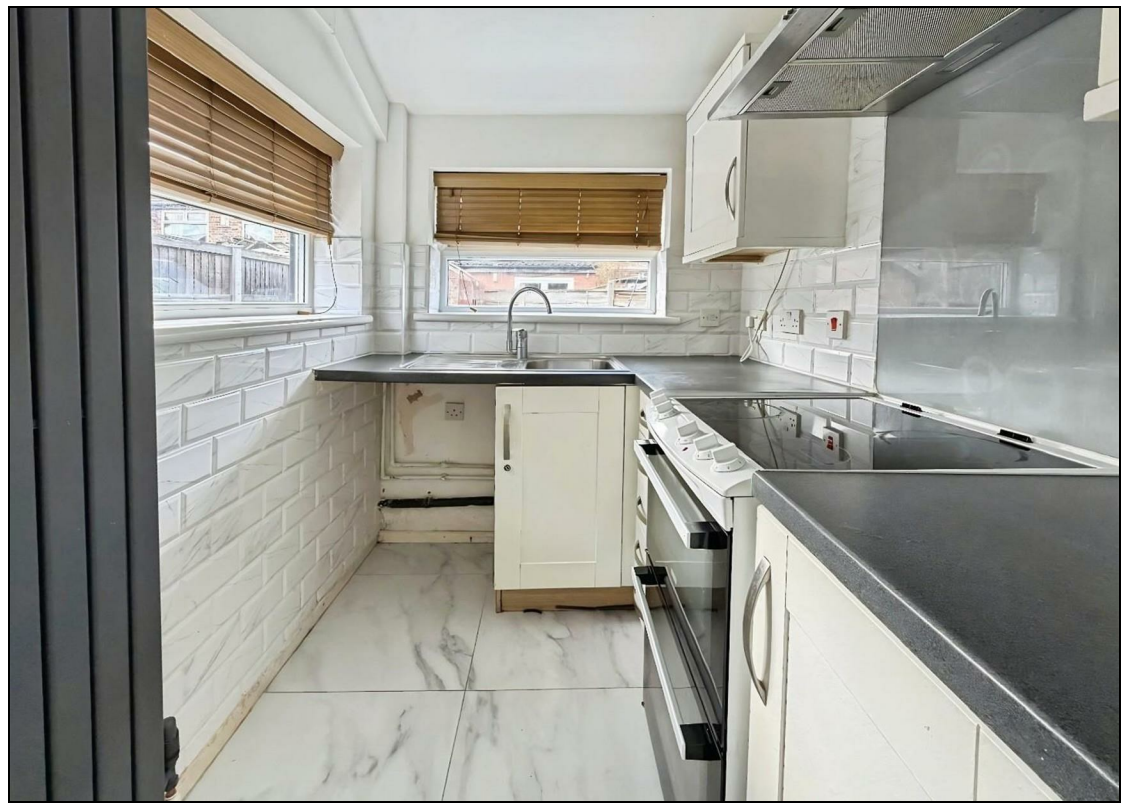


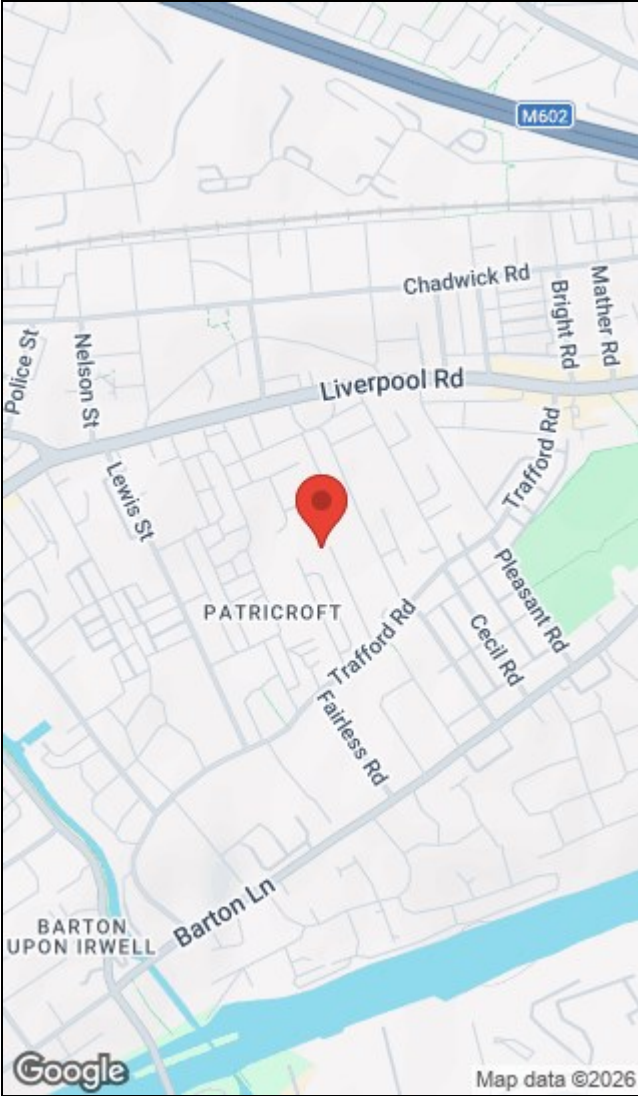
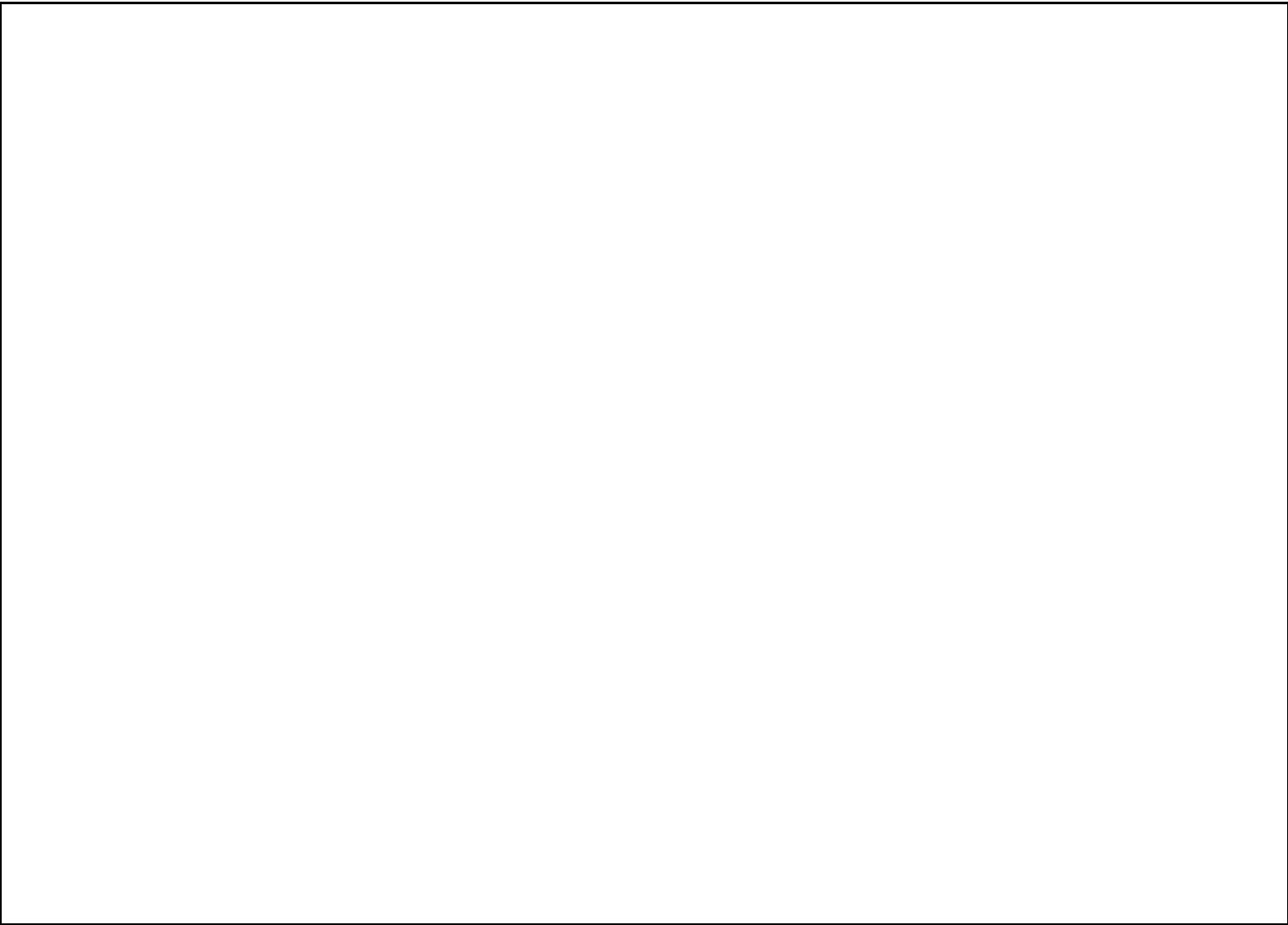
This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- 2/OFFICE BEDROOMED SEMI DETACHED
 - EASY ACCESS TO ECCLES TOWN CENTRE
 - NEW KITCHEN AND BATHROOM
 - 2 RECEPTION ROOMS
 - UNFURNISHED
 - EPC RATING TBA
 - GARDENS TO FRONT AND REAR
 - OFF ROAD PARKING







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	

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



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.