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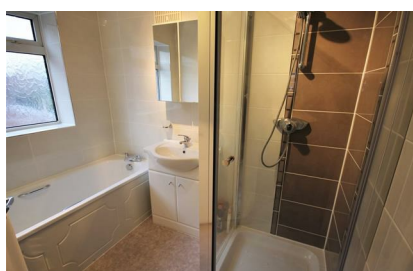**TO LET**

12 Snowdon Road
Manchester M30 9AT

- 3 bedroom semi-detached
- Recently decorated
- Off road parking
- Available Now
- Close by to Train and Metrolink

- Well presented throughout
- Spacious garden
- Unfurnished
- Walking distance to Salford Royal Hospital
- No pets, no smokers

£900 PCM

Situated on the quiet residential Snowdon Road in Ellesmere Park sits this lovely 3 bedroom semi-detached home, located just a short distance from both Monton Village and Eccles town centre, and is within walking distance to Salford Royal Hospital.
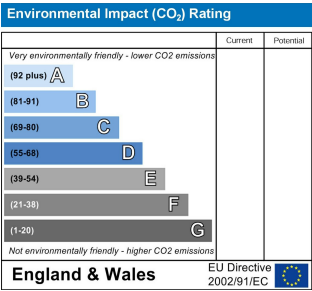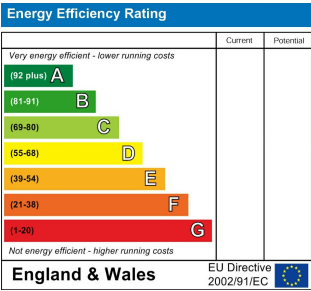
Available immediately on an unfurnished basis, the property comprises; front porch, entrance hall, good-size living room and kitchen/diner to the ground floor, with 3 bedrooms, each with fitted furniture, a 3 piece bathroom with bath, basin and walk in shower, and separate WC to the first floor.

Externally there is a low maintenance front garden, large driveway and mature garden to the rear of the property. This property also comes with it's very own gardener who tends every fortnight allowing you to sit back and enjoy the outside space on offer.

The location is simply ideal; Eccles Train Station and Metrolink are within walking distance, and the motorway network is less than 2 minutes drive away for those travelling further afield, making an easy commute to Manchester City Centre, MediaCityUK and Intu Trafford Centre.

Unfortunately this landlord cannot accept any pets, or smokers.

Call our Monton office for more information. Available immediately.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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