



HAMILTON AVENUE
ECCLES

£1,000



2 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Hamilton Avenue, Eccles, M30 0FF

PROPERTY DETAILS

****VIDEO TOUR** - **AVAILABLE 17-10-2025** - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this deceptively spacious mid terrace property, ideally located close to Eccles Town Centre. This deceptively spacious property briefly comprises; a welcoming entrance hallway, a generously sized living room, a good sized dining room and a modern fitted kitchen. To the first floor, a shaped landing provides entry into two double bedrooms and a larger than average three piece bathroom. Externally, to the rear of the property, a walled courtyard can be found with a gate leading into a lawned area. This property benefits from uPVC double glazing, a modern 'Ideal' combination boiler. Available 17-10-2025 on an unfurnished basis. Situated in the popular area of Eccles close to good schools, amenities and transport links including Eccles tram stop and train station. We predict that this property is most definitely going to receive a lot of interest. Therefore, early viewing is recommended.

NOTE

This property is available 17-10-2025 on an unfurnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form

TERMS

All photographs are provided for guidance only.
Redress scheme provided by: The Property Ombudsman
Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- D
Council Tax Band - A
Tenure - Leasehold

