



TO LET

Flat 6 80 - 82 Barton Road, Stretford, Manchester, M32 9AE

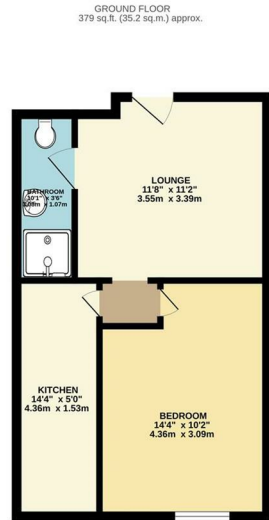
£750 Per Calendar Month pcm



- AVAILABLE NOW
- One Bedroom Basement Flat
- Parking To The Rear
- EPC Rating E
- Close To Transport Links
- Tax Band A
- Private Entrance

## THE PROPERTY

AVAILABLE NOW...A one bedroom basement flat forming part of a converted period property. Close to good transport links. Lounge with separate kitchen with appliances. Double bedroom with adjoining shower room. Parking. EPC Rating E.



TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Dimensions given are  
Made with SketchUp 2022

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	