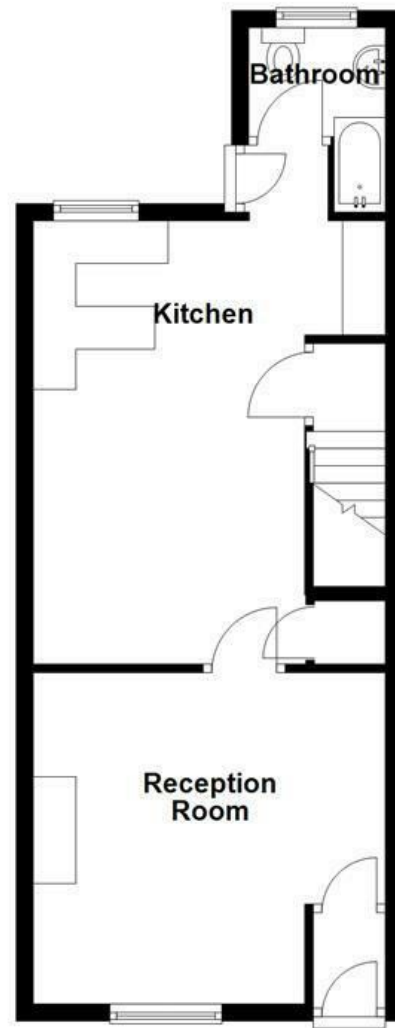
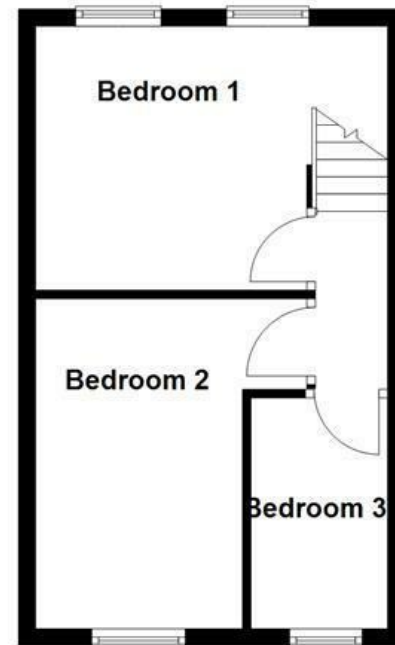


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bingham Street, Swinton, M27 4AQ

### £1,250 Per Month

Welcome to this charming three-bedroom house located on Bingham Street in the desirable area of Swinton, Manchester. Newly available on the rental market, this property offers a wonderful opportunity for families or professionals seeking a comfortable and spacious home.

The generous dining kitchen is designed to be both functional and inviting, providing ample space for dining and cooking. The ground floor bathroom adds to the convenience of the layout, making daily routines effortless.

The property features three well-proportioned bedrooms, providing plenty of room for relaxation and personal space. Each bedroom is filled with natural light, creating a warm and welcoming atmosphere throughout the home.

Outside, you will find an artificial lawn garden, which offers a low-maintenance outdoor space ideal for enjoying the fresh air without the hassle of traditional gardening. This area is perfect for children to play or for hosting summer barbecues with friends and family.

Situated in Swinton, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to public transport, making it convenient for commuting to Manchester city centre and beyond.

This delightful house on Bingham Street is a fantastic opportunity for those looking to rent in a vibrant community. Do not miss your chance to make this lovely property your new home.

# Bingham Street, Swinton, M27 4AQ

£1,250 Per Month



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- Three Bedrooms
- Three Piece Bathroom
- Council Tax Band A
- Fitted Kitchen
- Enclosed Rear Garden
- EPC Rating D

## Ground Floor

### Entrance Vestibule

3'6 x 2'9 (1.07m x 0.84m)

### Reception Room

12'9 x 10'4 (3.89m x 3.15m)

UPVC double glazed window, central heating radiator, electric fire with marble effect hearth and surround, television point, wood effect laminate flooring, door to the dining room.

### Dining Room

10'9 x 10'2 (3.28m x 3.10m)

Central heating radiator, exposed beams, exposed brick wall and shelving, wood effect laminate flooring, open to the kitchen, staircase to the first floor.

### Kitchen

10'9 x 6'6 (3.28m x 1.98m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, space for fridge, tiled flooring, door to the bathroom.

### Bathroom

7'1 x 5'3 (2.16m x 1.60m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, PVC panelled bath with traditional taps and a direct feed over head shower, tiled elevations, tiled effect lino flooring.

## First Floor

### Landing

Doors to three bedrooms.

### Bedroom One

13'6 x 10'2 (4.11m x 3.10m)

Two UPVC double glazed window, central heating radiator, wood effect laminate flooring.

### Bedroom Two

12'9 x 10'5 (3.89m x 3.18m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9'6 x 5'6 (2.90m x 1.68m)

UPVC double glazed window, central heating radiator.



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