



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

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Falcon Crescent, Manchester, M27 8JW

£1,050 Per Calendar Month

A THREE BEDROOM SEMI-DETACHED PROPERTY

This three bedroom semi-detached property is being welcomed to the rental market. Located in a popular area of Swinton it offers excellent transport and commuter links and is close to lots of local amenities and offers a good selection of schools.

Briefly comprising to the ground floor, reception room and kitchen diner. Then to the first floor there are three bedrooms and a family bathroom. Externally there are easy maintainable front and rear gardens.

We highly recommend an in person viewing, please contact our Lettings team at your earliest convenience to arrange. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Falcon Crescent, Manchester, M27 8JW

£1,050 Per Calendar Month

 3  1  1  C

- Three Bedroom Semi-Detached
 - Close Proximity to Local Amenities
 - Available Immediately
 - Popular Location
- Front and Rear Gardens
 - Fitted Kitchen
 - EPC Rating D
- Excellent Transport and Commuter Links
 - Three Piece Family Bathroom
 - Council Tax Band A

Ground Floor

Entrance

UPVC double glazed front door into hall.

Hall

3'11" x 6'3" (1.20 x 1.92)

Stairs to first floor and door into reception room.

Reception Room

15'5" x 11'2" (4.70 x 3.42)

UPVC double glazed window, GCH radiator and door to kitchen diner.

Kitchen / Diner

18'8" x 8'11" (5.71 x 2.73)

UPVC double glazed patio doors to rear garden, GCH radiator, a range of wall and base units with complimentary work tops, integrated electric oven, hob and extractor hood over, stainless steel sink with mixer tap, space and plumbing for washing machine, under stairs storage cupboard and wood effect vinyl flooring.

First Floor

Landing

7'10" x 6'5" (2.39 x 1.96)

UPVC double glazed window, doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

11'11" x 10'8" (3.65 x 3.26)

UPVC double glazed window, GCH radiator and laminate flooring.

Bedroom Two

9'11" x 9'8" (3.04 x 2.95)

UPVC double glazed window, GCH radiator and laminate flooring.

Bedroom Three

8'5" x 6'2" (2.58 x 1.90)

UPVC double glazed window, GCH radiator, storage cupboard housing the boiler and laminate flooring.

Bathroom

6'4" x 5'6" (1.95 x 1.68)

UPVC double glazed frosted window, GCH radiator, panel bath with electric feed shower over, low level dual flush W.C, pedestal wash basin, tiled elevations and wood effect vinyl flooring.

External

Front

Enclosed laid to lawn garden and side access to the rear.

Rear

Enclosed paved low maintenance garden with private outlook and brick storage shed.



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