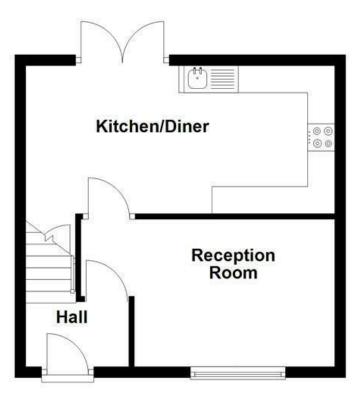
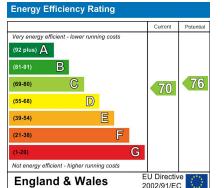
# KEENANS Sales & Lettings

#### **Ground Floor**







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 firms employment has the authority to make or give any representation or warranty in respect of the property.









## 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 @keenansestateagents

### Falcon Crescent, Manchester, M27 8JW £1,050 Per Calendar Month















- 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)

#### **Reception Room**

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

#### **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

#### **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.

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















