



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(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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Banbury Mews, Swinton, M27 9QZ

£1,495

THREE BEDROOM FAMILY HOME IN A CONVENIENT LOCATION

Keenans Lettings welcome to the rental market this deceptively spacious three-bedroom family home located on the desirable Banbury Mews, Swinton, Manchester. This charming property is perfect for a growing family, offering ample living space and a convenient layout that caters to modern family life.

Upon entering, you will find two inviting reception rooms that provide versatile spaces for relaxation and entertainment, modern fitted kitchen, the garden room is a delightful addition, allowing natural light to flood the area and creating a serene environment to unwind, downstairs W.C., three good size bedrooms and a three piece family bathroom.

The property boasts a low-maintenance rear garden, featuring stylish composite decking and artificial turfing, making it an ideal outdoor space. The front of the house offers off-road parking via the garage and driveway accommodating multiple vehicles, which is a significant advantage in this bustling area.

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- Spacious Three Bedroom Family Home
- Low Maintenance Rear Garden
- Close to Schools and Amenities
- EPC Rating C
- Two Reception Rooms
- Composite Decking and Artificial Turf
- Easy Access to Commuter Routes
- Bright Garden Room
- Garage and Off-Road Parking for Multiple Cars
- Council Tax Band B

Ground Floor

Hall

8'9 x 4'1 (2.67m x 1.24m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, stairs to first floor and door to reception room one.

Reception Room One

13'9 x 13'8 (4.19m x 4.17m)

UPVC double glazed bow window, central heating radiator, cornice coving, ceiling rose, electric fire, granite effect surround, decorative mantle, TV point and door to reception room two

Reception Room Two

9'10 x 8'9 (3.00m x 2.67m)

Central heating radiator, door to WC, open archway to kitchen and sliding double glazed door to garden room.

Kitchen

9'9 x 7'11 (2.97m x 2.41m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, tiled splash back, composite sink with draining board and mixer tap, integrated fridge, tile effect flooring and door to rear.

WC

4'2 x 2'10 (1.27m x 0.86m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap and wood effect flooring.

Garden Room

8'9 x 8' (2.67m x 2.44m)

UPVC double glazed window, central heating radiator, tiled effect flooring, door to garage and UPVC double glazed door to rear.

Garage

18' x 8'10 (5.49m x 2.69m)

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'7 x 9'6 (4.45m x 2.90m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 5'9 (2.11m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, PVC panel elevation and tile effect flooring.

External

Front

Off road parking.

Rear

Composite decking and artificial lawn.



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