

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	62		
(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.

Coronation Street, Manchester, M27 6DH

£1,200

AN OUTSTANDING FAMILY HOME

Nestled in the charming cul-de-sac of Coronation Street, Swinton, Manchester, this outstanding end-terraced house is now available for rent. This property has been meticulously maintained and presented to the highest standard, showcasing a contemporary finish that is sure to impress.

Boasting three generously sized bedrooms, this home offers ample space for families or professionals seeking comfort and style. The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is designed for practicality and ease, making meal preparation a delight.

One of the standout features of this property is the stunning garden space, which offers a serene outdoor retreat for those who appreciate nature. Additionally, off-road parking is available, providing convenience and peace of mind.

Located in a highly sought-after area, this property is ideal for anyone looking to enjoy the benefits of a quiet neighbourhood while still being close to local amenities. This home truly represents a perfect opportunity for those seeking a rental property that combines modern living with a desirable location. Do not miss the chance to make this exceptional house your new

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- End Terrace Property
- Spacious Reception Room
- Front & Rear Gardens
- Three Bedrooms
- Downstairs WC
- Off Road Parking
- Fitted Kitchen
- Three Piece Bathroom

Ground Floor

Entrance Hallway

9'1 x 6'7 (2.77m x 2.01m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor, understairs storage and doors to WC, reception room and kitchen.

WC

4'11 x 3'3 (1.50m x 0.99m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, PVC panelled elevations, PVC panelled ceiling with spotlights and tiled flooring.

Reception Room

14'10 x 11'1 (4.52m x 3.38m)

UPVC double glazed windows, central heating radiator, spotlights, wood effect flooring and UPVC double glazed sliding doors to the rear.

Kitchen

11'8 x 9'1 (3.56m x 2.77m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, boiler, understairs storage, tile effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

14'6 x 2'9 (4.42m x 0.84m)

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

Bedroom One

12' x 8'7 (3.66m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 6'11 (3.30m x 2.11m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 6' (2.03m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with electric feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations, extractor fan and wood effect flooring.

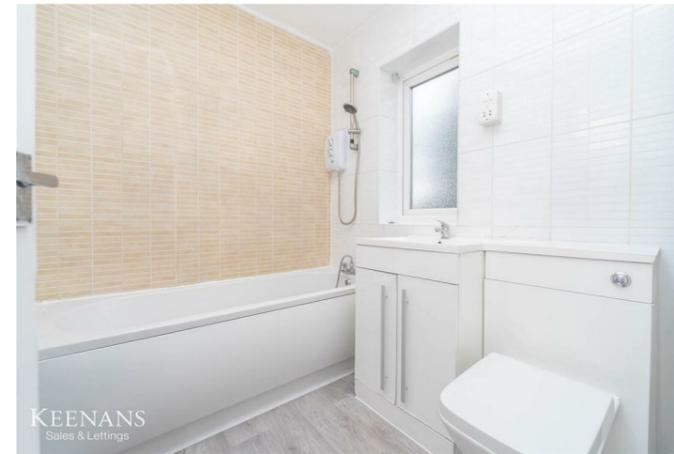
External

Front

Laid to lawn garden with paving and off road parking.

Rear

Laid to lawn garden with paving and a storage shed.



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