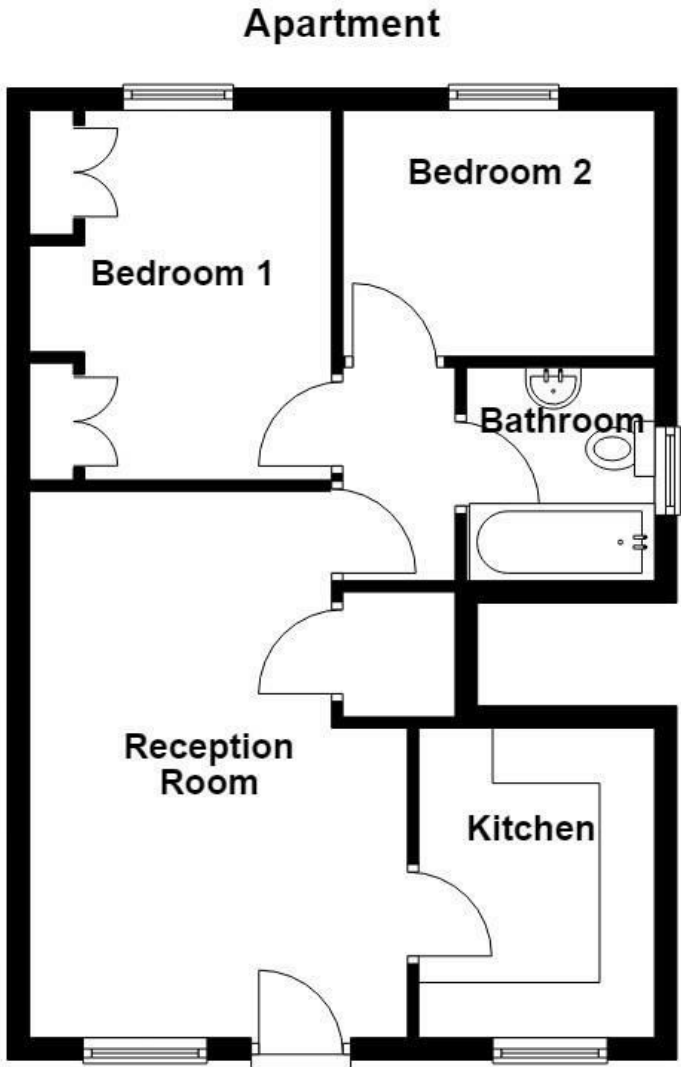




Wayfarers Way, Manchester, M27 5UZ

£950 Per Month

TWO BEDROOM FLAT FOR RENT IN SWINTON

Welcome to this charming two-bedroom ground floor flat located on Wayfarers Way in the vibrant area of Swinton, Manchester. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two bedrooms, allowing for flexibility in use, whether you require a guest room, a home office, or simply extra space for your belongings. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is its prime location. Situated very close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the excellent transport links to the city centre, including bus routes and motorway access, make commuting a breeze.

For those with a vehicle, the flat comes with its own designated parking space, providing added convenience and peace of mind.

Do not miss the opportunity to make this lovely flat your new rental home in Swinton.

Please contact our Lettings Team for further information or to book a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	

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.

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2 1 1 C

- Easy Access To Major Commuter Routes
- Council Tax Band A
- Off Road Parking
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- EPC Rating C
- Spacious reception Room
- Close Proximity to Local Amenities

Ground Floor

Reception Room
16'3 x 11'3 (4.95m x 3.43m)

Kitchen
8'6 x 6'9 (2.59m x 2.06m)

Inner hall
7' x 3'2 (2.13m x 0.97m)

Bedroom One
11' x 9' (3.35m x 2.74m)

Bedroom Two
9'3 x 7'4 (2.82m x 2.24m)

Bathroom
6'4 x 5'7 (1.93m x 1.70m)

External
Driveway for off road parking and garden area.

Agents Notes
*Please note the parking space is to the right-side of the property and not the one directly in front.

