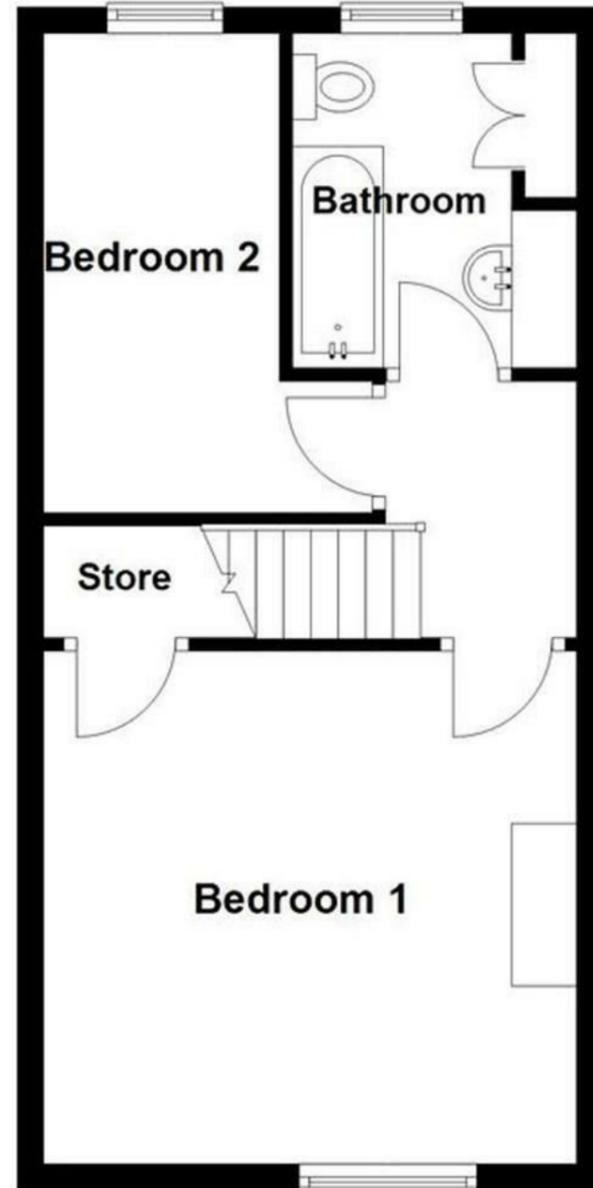
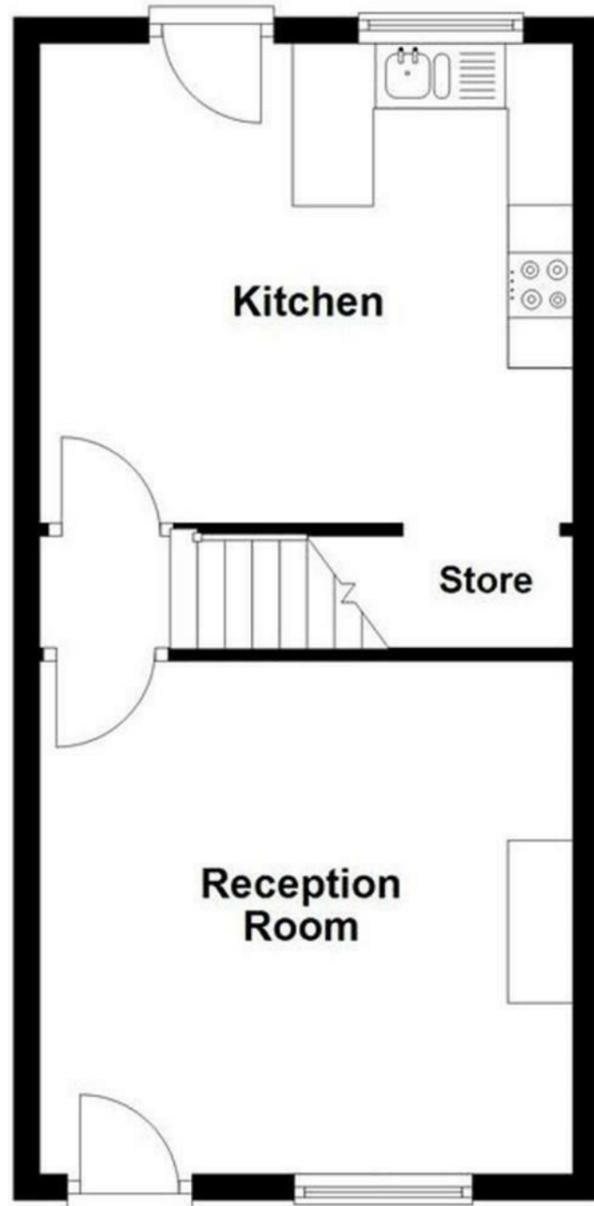


Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Collier Street, Manchester, M27 5YS

£1,050

TWO BEDROOM TERRACE PROPERTY IN SWINTON

This delightful two bedroom terraced house is being welcomed to the rental market, for those seeking a comfortable and well maintained home in a popular residential location. Upon entering, you are greeted by a generous reception room that offers ample space for both relaxation and entertaining guests, with neutral décor and large windows that create a bright and welcoming atmosphere. The spacious kitchen is thoughtfully designed to accommodate a dining area. Upstairs, two well proportioned bedrooms await, each offering enough space for double beds and additional furnishings. The principal bedroom benefits from a pleasant outlook and built in storage options, while the second bedroom is equally adaptable, making it perfect for use as a guest room, nursery or home office according to your needs. The property is presented in good decorative order throughout, with modern fixtures and fittings that complement the overall sense of comfort and functionality. Situated in a sought after neighbourhood with convenient access to local amenities, schools and transport links, this home combines practicality with a warm and inviting ambience.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Collier Street, Manchester, M27 5YS

£1,050



- EPC Rating: C
- Council Tax Band A
- Freshly Decorated and New Carpets
- Two Bedrooms
- Three Piece Bathroom Suite
- Modern Fitted Kitchen
- Close Proximity to Local Amenities
- Excellent Transport and Commuter Links
- Enclosed Front and Rear Gardens
- Mid Terrace Property

Ground Floor

Entrance

Composite double glazed frosted front door.

Reception Room

13'6" x 12'11" (4.12 x 3.94)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with tiled surround and door to inner hall.

Inner Hall

2'9" x 2'5" (0.86 x 0.76)

Door to kitchen and stairs to first floor.

Kitchen

13'5" x 12'0" (4.09 x 3.68)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, wall mounted boiler, tiled effect lino flooring, open to under stairs storage and composite double glazed frosted door to rear.

First Floor

Landing

6'2" x 4'0" (1.88 x 1.22)

Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

13'6" x 12'9" (4.14 x 3.91)

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

Bedroom Two

12'0" x 6'3" (3.68 x 1.93)

UPVC double glazed window and central heating radiator.

Bathroom

8'5" x 5'6" (2.57 x 1.70)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, storage cupboard, partially tiled elevations and tiled effect laminate flooring.

External

Front

Walled paved garden.

Rear

Enclosed yard with brick built storage.



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