



## Bolton Road, Swinton, M27 8UP

**£850**

ONE BEDROOM APARTMENT FOR RENT

Nestled on Bolton Road in the charming area of Swinton, Manchester, this delightful flat is being welcomed to the rental market. The property boasts a modern aesthetic, featuring neutral colours throughout that create a warm and inviting atmosphere.

The property briefly comprises of a well-equipped kitchen, a good size living room, one double bedroom and a stylish three piece bathroom. Externally there is communal parking and garden areas.

Additionally, the location offers easy access to public transport links, ensuring that commuting to nearby areas is both convenient and efficient. With amazing views over Manchester and the Greater Manchester area you do not want to miss this!

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

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.

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- One Bedroom Apartment
- Contemporary Fitted Kitchen
- Communal Parking
- Close Proximity to Local Amenities
- Excellent Transport and Commuter Links
- Three Piece Modern Bathroom
- EPC Exempt
- One Reception Room
- Communal Gardens
- Council Tax Band: A

## Ground Floor

### Communal Hall

Entrance door, stairs to second floor.

## Second Floor

### Inner Hall

20'3" x 3'4" (6.17m x 1.02m)

Door from communal hall, under floor heating, storage cupboard, wood effect flooring and doors to reception room, bedroom, bathroom.

### Bedroom One

12'1" x 9'11" (3.68m x 3.02m)

UPVC double glazed window, under floor heating, coving, fitted wardrobes and wood effect flooring.

### Bathroom

6'11" x 5'5" (2.11m x 1.65m)

Single glazed window to kitchen, dual flush WC, pedestal wash basin with mixer taps, double panel bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

### Reception Room

15'11" x 10' (4.85m x 3.05m)

Two UPVC double glazed windows, under floor heating, coving, wood effect flooring and door to kitchen,

### Kitchen

10'1" x 6'2" (3.07m x 1.88m)

UPVC double glazed window, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor fan, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, storage and tiled flooring.

### External

Communal gardens and communal parking.



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