



Giants Seat Grove, Manchester, M27 8BA

£800 PCM

Keenans Lettings are delighted to offer this one bedroom flat located on the first floor to the rental market located in Swinton, within close proximity to local amenities and commuter links via car or public transport to Manchester City Centre or Salford Quays. The property briefly comprises open plan living area, bedroom and bathroom and comes with an allocated parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(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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**1**

**1**

**1**

**B**

- First Floor Flat

■ Open Plan Living / Kitchen
- One Bedroom

■ Allocated Parking Space
- Three Piece Bathroom

■ Council Tax Band - A

INTRODUCTION

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Council Tax band A.

GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance door with access to stairs leading to the first floor accommodation.

FIRST FLOOR

ENTRANCE HALL

Wood door opens into the entrance hall with smoke alarm, storage cupboard and boiler cupboard and doors opening to the open plan living space with kitchen area and the bedroom and bathroom.

OPEN PLAN LIVING SPACE

19'9" x 16'2" (6.02 x 4.93)

UPVC double glazed window and UPVC double glazed French doors to the Juliet balcony, electric heater, television point, intercom phone and access to the kitchen area fitted with a range of wood effect wall, base and drawer units with complementary work surfaces, tiled splash backs, inset one and a half bowl stainless steel sink, drainer and mixer tap, integrated oven, hob and extractor hood and space and plumbing for a washing machine and space for a fridge and freezer.

BEDROOM

13'4" x 7'9" (4.06 x 2.36)

UPVC double glazed window, electric heater and a television point.

BATHROOM

6'8" x 5'5" (2.03 x 1.65)

Fitted with a white three piece suite comprising bath with panel and shower over, dual flush close couple WC and a pedestal wash basin, part tiled elevations, tile effect flooring, shaver point and extractor fan.

EXTERNAL

PARKING

One allocated parking space.

AGENTS NOTES

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