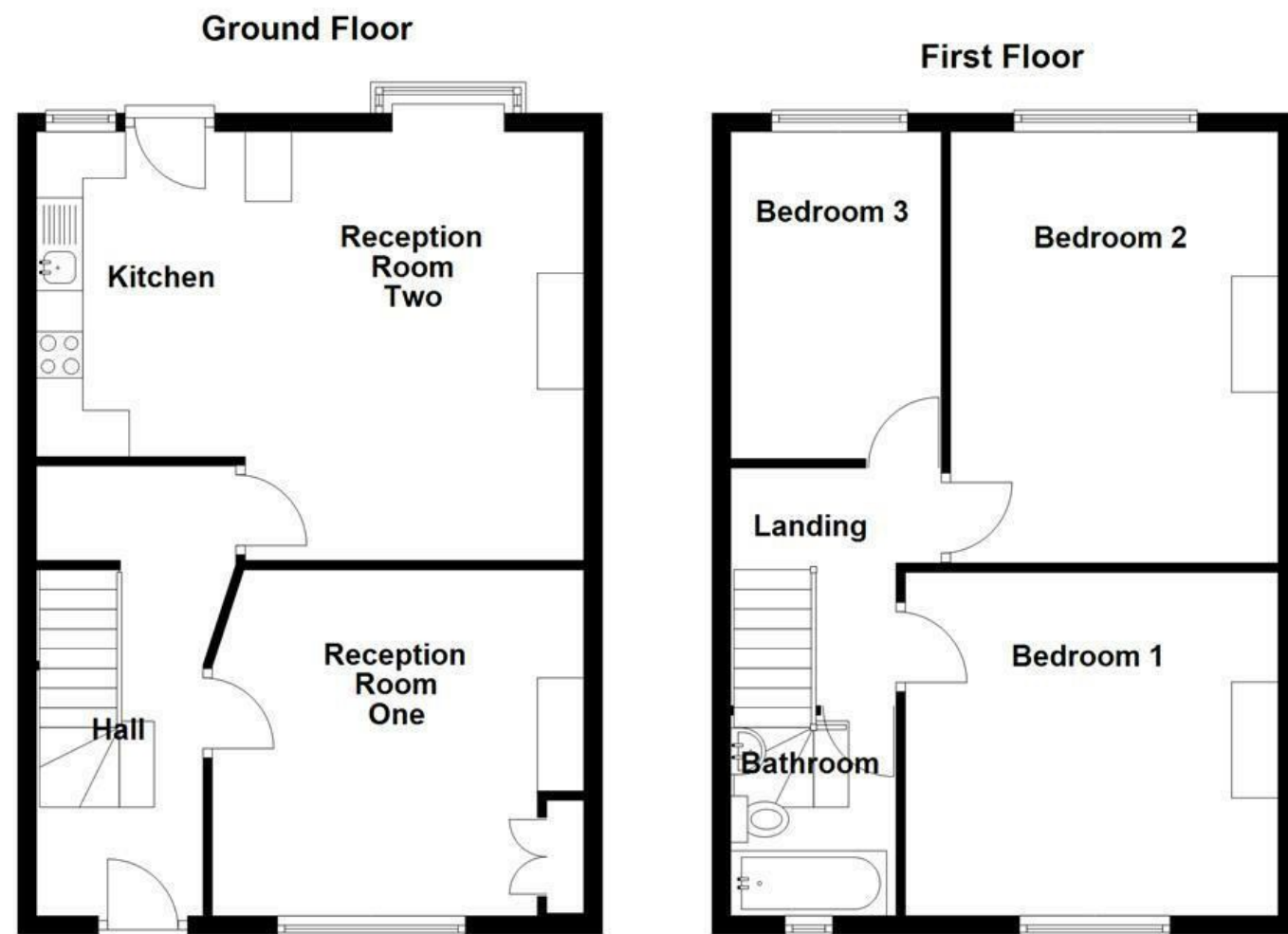




Clarendon Road, Manchester, M27 4BP

£1,200

FULLY RENOVATED THREE BEDROOM MID TERRACE PROPERTY

We welcome to the rental market this beautifully renovated three-bedroom mid-terrace house located on Clarendon Road in the charming area of Swinton, Manchester. Spanning an impressive 1,109 square feet, this property is now available for rent and offers a perfect blend of modern living and comfort.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan modern kitchen is a standout feature, designed to cater to all your culinary needs while maintaining a stylish and contemporary feel. This layout not only enhances the flow of the home but also creates a warm and inviting atmosphere.

The property boasts three well-proportioned bedrooms, making it ideal for families or professionals seeking extra space. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

One of the highlights of this home is the lovely rear garden, which requires low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep. It is perfect for summer barbecues or simply unwinding after a long day.

Additionally, the property benefits from resident permit parking, providing peace of mind for those with vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		G
(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.

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 3  1  2  E

- On Street Parking
- Contemporary Fitted Kitchen/Living Area
- Three Piece Bathroom Suite
- Ample Rear Garden Space
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite frosted door to hall.

Hall

15'5 x 5'10 (4.70m x 1.78m)

Central heating radiator, spotlights, stairs to first floor, doors to two reception rooms and under stairs storage.

Reception Room One

13'2 x 12'3 (4.01m x 3.73m)

UPVC double glazed window, central heating radiator, meter cupboard and coving.

Reception Room Two

15'2 x 11'5 (4.62m x 3.48m)

UPVC double glazed window, central heating radiator and open access to kitchen.

Kitchen

11'7 x 7'3 (3.53m x 2.21m)

UPVC double glazed window, UPVC frosted door to rear, gloss wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, marble effect splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, part tiled elevation and wood effect lino flooring.

First Floor

Landing

8'1 x 7'6 (2.46m x 2.29m)

Loft hatch, doors to three bedrooms and bathroom.

Bedroom One

13'3 x 12'2 (4.04m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'6 x 11'6 (4.72m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'9 x 7'4 (3.58m x 2.24m)

UPVC double glazed frosted window and central heating radiator.

Bathroom

6'10 x 5'9 (2.08m x 1.75m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled bath with mixer tap, overhead direct feed rainfall shower with rinse head, tiled elevation, spotlights, extractor fan and wood effect tiled flooring.

External

Rear

Enclosed paved area with artificial grass.

Front

Enclosed paved courtyard, bedding areas and stone chippings.



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