



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		70	
(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.

Swinton Hall Road, Manchester, M27 4AT

£1,250

AN EXCEPTIONAL MID TERRACE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, two living areas and stunning garden space, this exceptional three bedroom mid terraced property is being proudly welcomed to the rental market in the sought after location of Swinton. This property is perfectly suited to any family or couple looking for extra space. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads through to a second reception room, which is currently being used as a dining room. The second reception room leads through to a beautifully lit kitchen and houses a staircase to the first floor. The kitchen boasts contemporary wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a shower room. Externally, there is a stunning enclosed garden to the rear with paving, bedding, mature shrubs, timber storage shed and access on to a separate garden area. To the front there is a garden with paving and bedding areas.

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- Three Bedrooms
- Close Proximity to Local Amenities
- Fitted Kitchen With White Goods Included
- Freshly Decorated Throughout
- Mid Terrace Property
- Excellent Transport and Commuter Links
- EPC Rating C
- Front and Rear Gardens
- Three Piece Shower Room
- Council Tax Band A

Ground Floor

Entrance Porch

4'3 x 2'11 (1.30m x 0.89m)

Hardwood single glazed frosted front door, two hardwood double glazed leaded windows, tiled flooring and hardwood single glazed frosted door to reception room one.

Reception Room One

13'11 x 12'5 (4.24m x 3.78m)

Hardwood double glazed leaded window, central heating radiator, coving to ceiling, ceiling rose, two feature wall lights, dado rail, gas fire with marble effect hearth and surround, wood effect flooring, television point and hardwood single glazed frosted double doors to reception room two.

Reception Room Two

13'11 x 12'2 (4.24m x 3.71m)

Central heating radiator, dado rail, two feature wall lights, understairs storage, wood effect flooring, hardwood single glazed frosted door to kitchen and stairs to first floor.

Kitchen

11'11 x 7'6 (3.63m x 2.29m)

UPVC double glazed window, range of wall and base units with wood effect worktops, tiled splashbacks, one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, washing machine and dishwasher provided, spotlights, tiled flooring and UPVC double glazed frosted stable door to rear.

First Floor

Landing

8'7 x 6'3 (2.62m x 1.91m)

Doors leading to three bedrooms and bathroom.

Bedroom One

13'11 x 12'5 (4.24m x 3.78m)

Hardwood double glazed leaded window, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom Two

12'0 x 7'0 (3.66m x 2.13m)

UPVC double glazed window, central heating radiator and integrated overhead storage.

Bedroom Three

7'4 x 7'4 (2.24m x 2.24m)

UPVC double glazed window, central heating radiator.

Shower Room

7'4 x 4'7 (2.24m x 1.40m)

Central heating radiator, pedestal wash basin with traditional taps, dual flush WC, direct feed shower enclosed, tiled elevations, spotlights, PVC to ceiling, extractor fan and tiled flooring.

External

Front

Garden with paving and bedding areas.

Rear

Enclosed garden with paving, bedding, mature shrubs, timber storage shed and access on to a separate garden area.



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