



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	42
(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.



Chorley Road, Swinton, M27 4AA

£950 Per Month

NEWLY RENOVATED TWO BEDROOM APARTMENT

We are proud to welcome this newly renovated first floor apartment. Finished to a high specification. Rarely do properties of this finish come to the rental market so early viewing is recommended in order to not be disappointed.

The property comprises briefly; entrance through a shared access door into a hall which hosts the stairs to the first floor. Entrance into the hall way which has a door to the kitchen living and hosts stairs to the first floor. The first floor has a landing to both bedrooms and both bedrooms have access to the jack and jill bathroom.

For further information, or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market follow our Instagram @keenans.ea and Facebook Keenans Estate Agents.

Chorley Road, Swinton, M27 4AA

£950 Per Month

 **2**  **1**  **1**  **E**

- Two Storey Apartment
- Two Bedrooms
- Contemporary Fitted Kitchen
- Open Plan Living
- Modern Shower Room

Entrance Hallway

5'1 x 2'9 (1.55m x 0.84m)
Hardwood entrance door, electric heater, smoke alarm, stairs to the first floor and door to the open plan living kitchen.

Open Plan Living Kitchen

16'6 x 12'2 (5.03m x 3.71m)
Three UPVC double glazed windows, electric heater, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, four ring electric hob, plumbing for washing machine, space for fridge, carbon monoxide alarm and part laminate flooring.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One

16'6 x 12'2 (5.03m x 3.71m)
Two UPVC double glazed windows, electric heater and door to the Jack & Jill bathroom.

Bathroom

8' x 4'5 (2.44m x 1.35m)
UPVC double glazed window, electric feed double shower unit, dual flush WC, pedestal wash basin, tiled elevations, tiled flooring and door to bedroom two.

Bedroom Two

13'4 x 11'2 (4.06m x 3.40m)
Velux window and electric heater.

