



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bingham Street, Manchester, M27 4AQ

£1,100

THE PERFECT MID TERRACED PROPERTY

Nestled in the charming area of Bingham Street, Swinton, Manchester, this outstanding mid-terraced house is now available for rent. Having undergone a comprehensive update, this property boasts a wealth of indoor space, making it an ideal choice for small families or professional couples seeking a comfortable and stylish home.

As you step inside, you will be greeted by modern fixtures and fittings that enhance the overall appeal of the property. The neutral decoration throughout creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste. With two generously sized double bedrooms, there is ample room for relaxation and rest.

This home is truly a gem in the rental market, offering both convenience and comfort. Its prime location in Swinton provides easy access to local amenities, schools, and transport links, making it a practical choice for those who value both community and connectivity.

Do not miss the opportunity to make this beautifully updated property your new home. It is a rare find that combines modern living with a welcoming environment, perfect for creating lasting memories.

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

# Bingham Street, Manchester, M27 4AQ

£1,100



- Fully Renovated to a Very High Standard
- Downstairs W.C
- Three Piece Bathroom Suite
- Easy Access to Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- Two Reception Rooms
- EPC Rating D
- Modern Fitted Kitchen
- Enclosed Rear Yard

## Ground floor

### Entrance

UPVC double glazed frosted door to hall.

### Hall

15'2 x 2'11 (4.62m x 0.89m)

Central heating radiator, spotlights, smoke alarm and doors to two reception rooms.

### Reception Room One

12'1 x 10'6 (3.68m x 3.20m)

UPVC double glazed window, central heating radiator, television point, integrated alcove and storage.

### Reception Room Two

13'7 x 13'3 (4.14m x 4.04m)

UPVC double glazed window, central heating radiator, door to kitchen and stairs to first floor.

### Kitchen

13'5 x 6'11 (4.09m x 2.11m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surface, glossed splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, plumbed for washing machine, space for fridge freezer and dryer, spotlights, smoke alarm, extractor fan, wood effect lino flooring and door to inner hall.

### Inner Hall

4'6 x 2'7 (1.37m x 0.79m)

Spotlights, door to WC and UPVC double glazed frosted door to rear.

### WC

4'6 x 3'10 (1.37m x 1.17m)

Central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, PVC panelled elevation, spotlights and wood effect flooring.

## First Floor

### Landing

5'9 x 2'7 (1.75m x 0.79m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

## Bedroom One

13'7 x 12'1 (4.14m x 3.68m)

UPVC double glazed window, central heating radiator, television point, two feature wall lights and wood panel elevation.

## Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)

UPVC double glazed window, central heating radiator and over stairs storage.

## Bathroom

8' x 5'7 (2.44m x 1.70m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, PVC panel bath with mixer tap, direct feed rainfall shower and rinse head, PVC panel elevation, spotlights, extractor fan and wood effect lino flooring.

## External

### Rear

Enclosed yard.



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