



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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Swinton Hall Road, Manchester, M27 4UB

£1,295

THREE-BED TERRACE FOR RENT IN SWINTON

Nestled on the charming Swinton Hall Road in Swinton, Manchester, this delightful end terrace house is being welcomed to the rental market. It presents an excellent opportunity for families or couples looking for more space. The property boasts a welcoming reception room that flows effortlessly into a spacious dining area, creating an ideal space for entertaining guests or enjoying family meals.

With three well-proportioned bedrooms, there is ample room for relaxation and personal space. Each bedroom is designed to provide comfort and versatility, making it easy to adapt to your needs, whether for a growing family or a home office. The well-appointed bathroom is conveniently located, ensuring practicality for daily routines.

This home is not only functional but also offers a warm and inviting atmosphere, perfect for creating lasting memories. The surrounding area of Swinton is known for its community spirit and accessibility, making it a desirable location for those seeking a balance of suburban tranquility and urban convenience.

To book a viewing or for more information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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 3  1  2  D

- End Terraced Property
 - Contemporary Fitted Kitchen
 - Close Proximity to Local Amenities
 - Council Tax Band A
- Three Bedrooms
 - Three Piece Bathroom
 - Excellent Transport Links
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - EPC Rating D

Ground Floor

Hall

15'10 x 2'11 (4.83m x 0.89m)
UPVC double glazed frosted entrance door, central heating radiator, coving, dado rail, wood effect flooring, stairs to first floor and door to reception room two.

Reception Room Two

13'10 x 11'10 (4.22m x 3.61m)
UPVC double glazed window, central heating radiator, coving, open access to reception room one and door to kitchen.

Reception Room One

12'4 x 11'5 (3.76m x 3.48m)
UPVC double glazed leaded window, central heating radiator, coving, electric fire, marble effect hearth and surround, wood mantel and wood effect flooring.

Kitchen

16'5 x 7'9 (5.00m x 2.36m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, boiler cupboard, wood effect flooring, open to under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

13'10 x 4'10 (4.22m x 1.47m)
Dado rail, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

14'10 x 12'3 (4.52m x 3.73m)
Two UPVC double glazed leaded windows, central heating radiator, dado rail and wood effect flooring.

Bedroom Two

13'10 x 9'9 (4.22m x 2.97m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

7'11 x 7' (2.41m x 2.13m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

9'2 x 5'1 (2.79m x 1.55m)
UPVC double glazed window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, tiled panel bath with traditional taps and electric feed shower over, storage cupboard, tiled elevation and tile effect flooring.

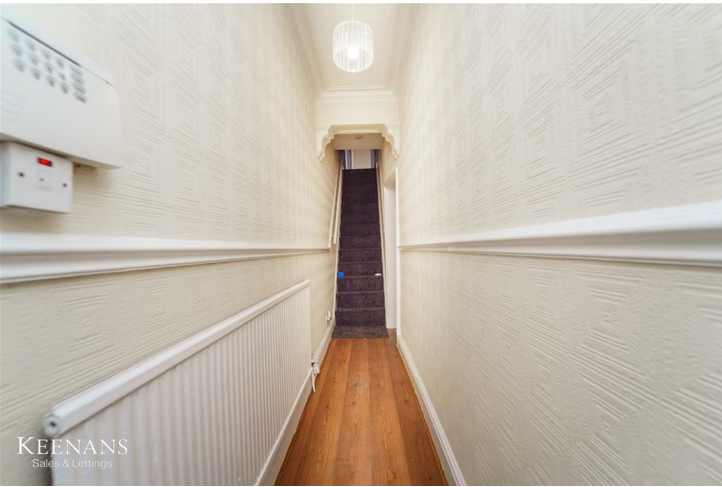
External

Front

Paved courtyard and bedding area.

Rear

Enclosed yard.



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