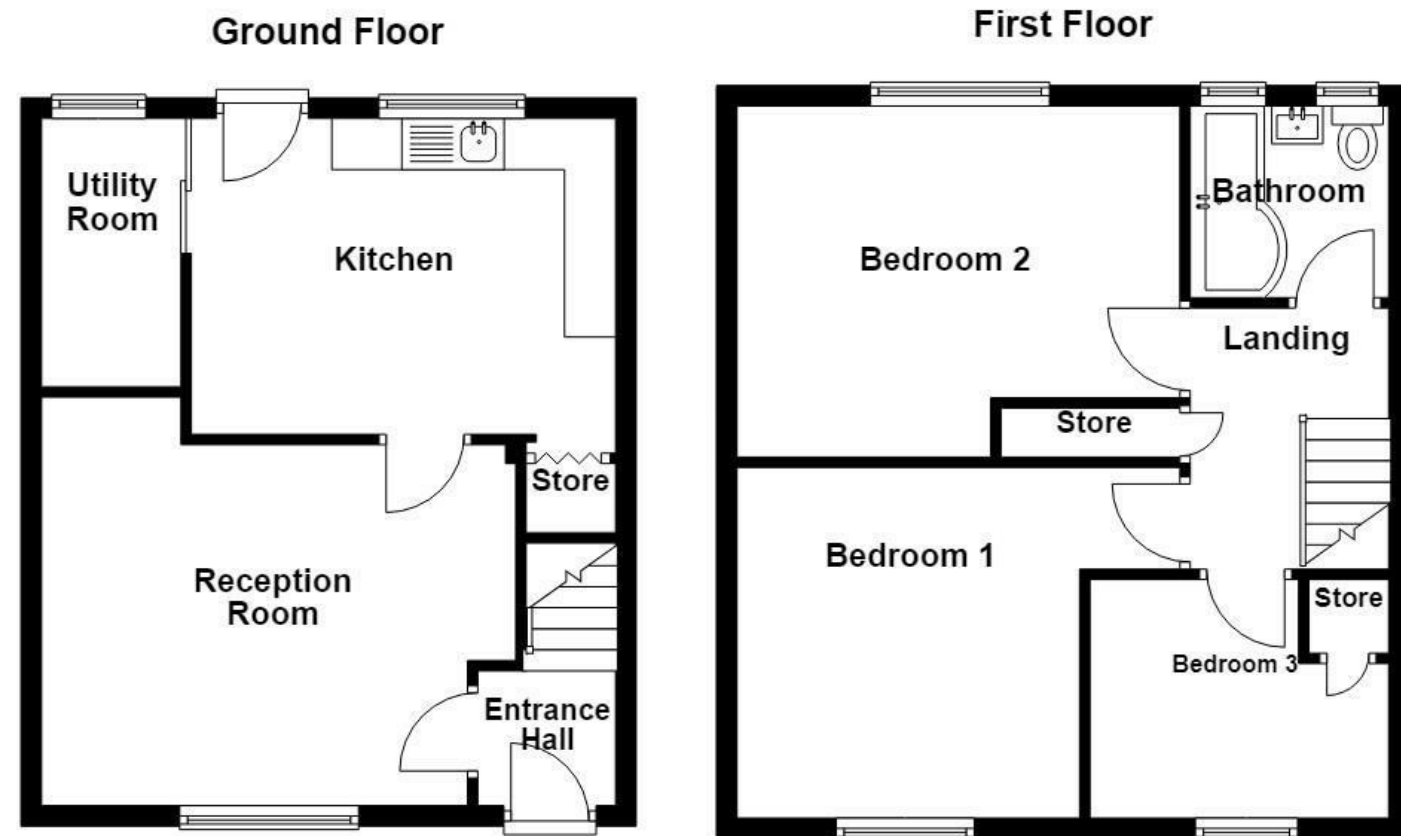




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Linksway, Manchester, M27 5NY

£1,250 Per Month

Welcome to this stunning three-bedroom home located on Linksway in the charming area of Swinton, Manchester. This delightful property has just entered the rental market, offering an excellent opportunity for families or professionals seeking a comfortable and spacious living environment.

As you step inside, you will be greeted by a large reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The ground floor also features a well-appointed kitchen, complete with ample storage and workspace, alongside a convenient utility area that adds to the practicality of the home.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to ensure that every member of the household has their own space. Additionally, the bathroom is conveniently located on this floor, making it easily accessible for all.

This property is not only well-suited for modern living but also benefits from its prime location in Swinton, which boasts a range of local amenities, schools, and excellent transport links to Manchester city centre and beyond.

In summary, this three-bedroom house on Linksway is a fantastic rental opportunity that combines comfort, space, and convenience. Do not miss the chance to make this lovely home your own.

Linksway, Manchester, M27 5NY

£1,250 Per Month

3 1 1 C

- Three Bedroom Family Home
 - Generously Sized Bedrooms
 - On Street Parking
- Spacious Reception Room
 - Excellent Transport Links
 - EPC Rating - C
- Fitted Kitchen With Utility Area
 - Three Piece Family Bathroom
 - Council Tax Band - A

Ground Floor

Entrance Hall

4'5 x 4'4 (1.35m x 1.32m)

Door to reception room and stairs to first floor.

Reception Room

15'5 x 13'1 (4.70m x 3.99m)

UPVC double glazed window, central heating radiator, television point, door to kitchen.

Kitchen

13'3 x 10'1 (4.04m x 3.07m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, integrated oven and microwave, four ring gas hob burner, stainless steel extractor hood, space for fridge freezer, door to utility room, UPVC double glazed door to rear.

Utility Room

8'7 x 4'7 (2.62m x 1.40m)

UPVC double glazed window, plumbing for washing machine.

First Floor

Landing

8'1 x 7'5 (2.46m x 2.26m)

Doors to three bedrooms, bathroom and storage.

Bedroom One

14'2 x 12'1 (4.32m x 3.68m)

UPVC double glazed window, central heating radiator.

Bedroom Two

14'2 x 9'8 (4.32m x 2.95m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'7 x 7'8 (2.92m x 2.34m)

UPVC double glazed window, central heating radiator, storage.

Bathroom

7'5 x 5'4 (2.26m x 1.63m)

Two UPVC frosted double glazed windows, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with traditional taps and a P shaped panelled bath with a direct feed overhead shower, tiled elevations, tiled flooring, PVC panelled ceiling.

External

Front

Laid to lawn garden, path to entrance.

Rear

Laid to lawn garden, timber decking area.

