

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 61a Manchester Road Swinton, Manchester, M27 5FX

**£1,200 Per Month**

Nestled on Manchester Road in the charming area of Swinton, Manchester, this newly refurbished three-bedroom apartment is a true gem waiting to be discovered. Presented by Murphy Waldron, this spacious abode boasts a unique setting above a commercial property under the same landlord, offering a vast amount of living space.

As you step into this apartment, you are greeted by a large entrance area, perfect for storing bikes, prams, and more. The property features three double bedrooms, making it ideal for a working couple or a small family. The master bedroom comes with the added luxury of an ensuite bathroom, providing convenience and privacy.

The heart of this home is the very large lounge/diner kitchen, a versatile space perfect for relaxing with loved ones or entertaining guests. The accommodation is situated on the first floor, accessible through a spacious landing that adds to the overall sense of openness and comfort.

This apartment has been recently refurbished, boasting new flooring, kitchen, and bathrooms, as well as fresh redecoration throughout. For your convenience, the property comes equipped with an oven, hob, fridge & freezer ensuring that you can move in and start enjoying your new home straight away.

One of the standout features of this property is the sizable garden at the rear, complete with decking

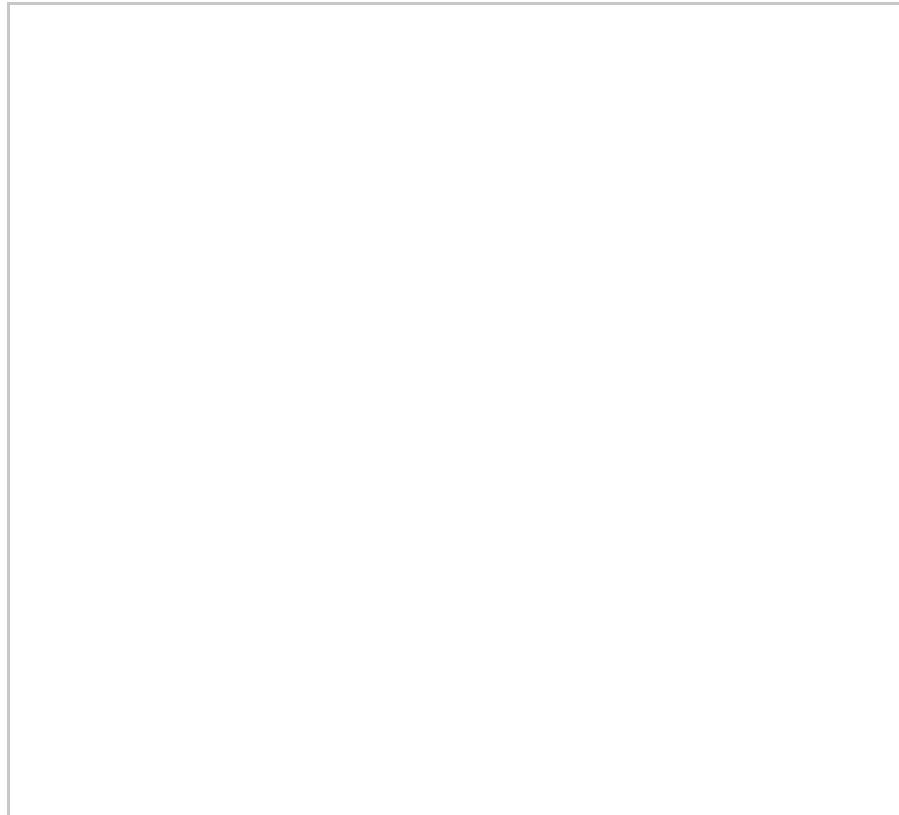
- **THREE LARGE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **LARGE KITCHEN/DINER**
- **GARDEN**
- **GAS CENTRAL HEATING**
- **ALL BRAND NEW!**

### Viewing

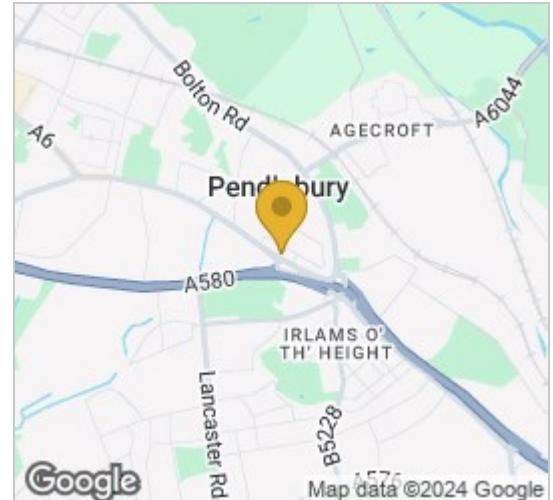
Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



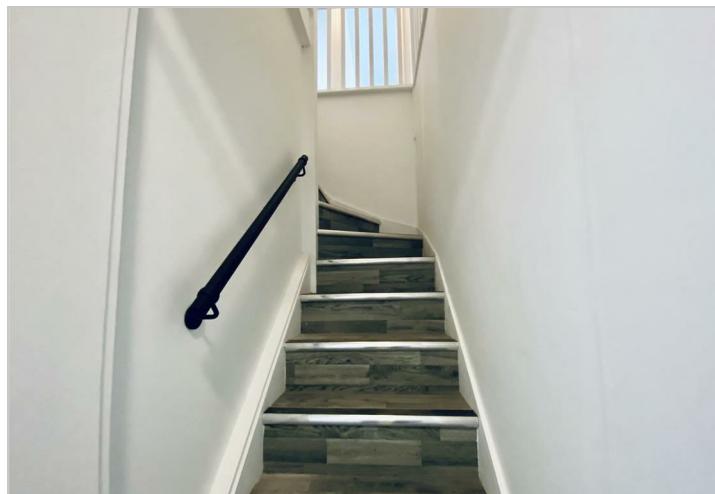
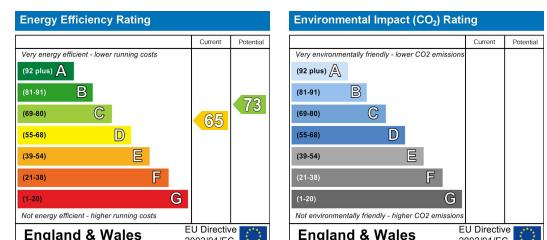
## Floor Plan



## Area Map



## Energy Efficiency Graph



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