



89 Manchester Road, Swindon, Wiltshire, SN1 2AJ  
£1,300 Per Month

SWINDON  
**HOMES**   
sales, lettings & mortgages

Swindon Homes are pleased to let this large three / four bedroom, mid-terraced property, situated close to Swindon Town centre. The accommodation comprises ground floor ; entrance hall, lounge, dining room, cloakroom, reception room / study, kitchen, 2nd cloakroom, family bathroom, first floor ; three double bedrooms, office / walk in wardrobe / storage room, smaller storage cupboard. Further benefits include gas central heating, double glazed windows, enclosed rear courtyard with gate access. The property is close to Swindon Centre and Railway Station, local shops and bus routes. Residents parking is also available.

The property is part furnished but the furniture can be taken away if required.

#### **Front Garden**

7' x 15' (2.13m x 4.57m)

Small front garden laid to concrete with block wall surround. Front door.

#### **Entrance Hallway**

28' x 36' [ under stairs open area] (8.53m x 10.97m [ under stairs open area])

Half glazed uPVC front door into hallway, wall mounted electrics, doors to lounge, dining room and kitchen, stairs to first floor, radiator, laminate floor.

#### **Lounge**

11' 5" x 9' 8" (3.35m x 2.95m)

Double glazed window to front aspect, radiator, laminate floor.

#### **Dining Room**

115" x 9' 8" (35.05m x 2.95m)

Radiator, door to inner cloakroom, half glazed uPVC door to reception room / study, laminate floor.





**Cloak Room**

3'2" x 10'6" (0.97m x 3.20m)

Low level WC, wall mounted hand wash basin, extractor, tiled walls and floor.

**reception room / study**

8'8" x 8'7" (2.64m x 2.62m)

Small double glazed window to rear aspect plus velux window in the roof, laminate floor, radiator,

**Kitchen**

14'9" x 5'9" into 9'9" (4.50m x 1.75m into 2.97m)

Double glazed window to side aspect. An 'L' shaped kitchen has a section of units at both eye and base level with matching work tops and part tiled walls, stand alone gas cooker with extractor over, stainless steel single bowl sink unit with mixer tap over, space and plumbing for washing machine[ one is supplied], space for fridge freezer, tiled floor.

**rear lobby**

2'8" x 6' (0.81m x 1.83m)

uPVC door to garden, door to cloakroom, door to bathroom., tiled floor.

**Cloak room**

2'7" x 4'2" (0.79m x 1.27m)

Low level WC, wall mounted basin, radiator, tiled floor.

**Family Bathroom**

4'9" x 9'8" (1.45m x 2.95m)

Opaque double glazed window to rear aspect. A white bathroom suite comprising panelled bath with shower over, shower curtain, low level WC, radiator, tiled floor, part tiled walls, wall mounted Worcester boiler.

**stairs to first floor**

Stairs to first floor landing, doors to all bedrooms, walk in dressing room, door to over stairs storage cupboard, access to insulated loft space.

**Bedroom 2**

10'9" x 9'9" (3.28m x 2.97m)

Double glazed window to rear aspect, radiator, laminate floor.

**Bedroom 3**

11'9" x 9'4" (3.58m x 2.84m)

Double glazed window to rear aspect, radiator, laminate floor.

**Bedroom 1**

11'9" x 9'5" (3.58m x 2.87m)

Double glazed window to front aspect, radiator, laminate floor.

**Office / Dressing Room**

9'12" x 4'8" (2.74m x 1.42m)

Laminate floor, rad.

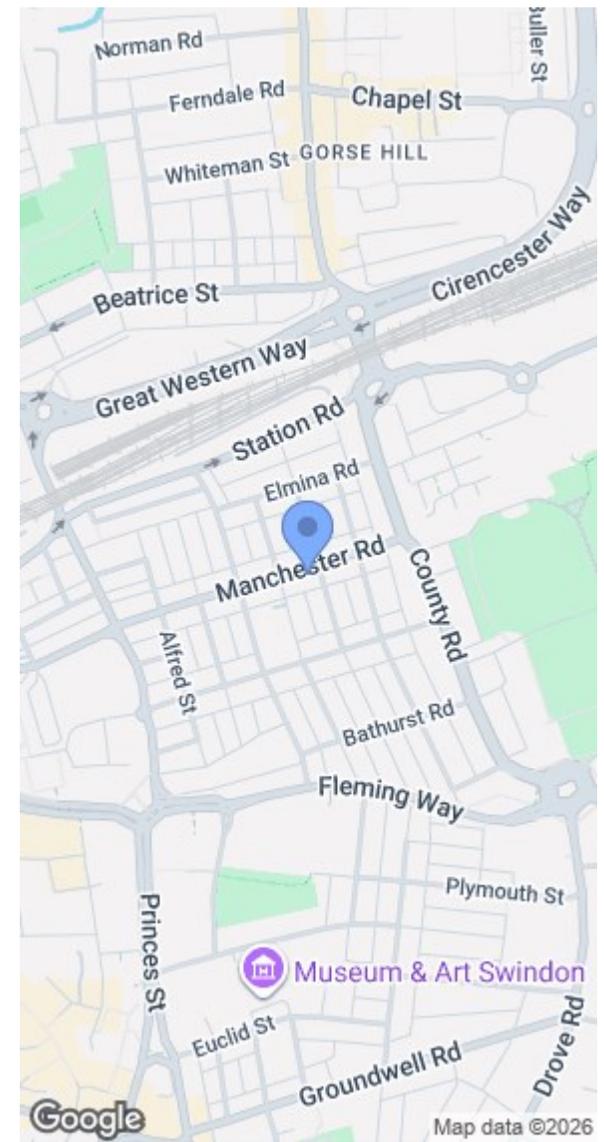
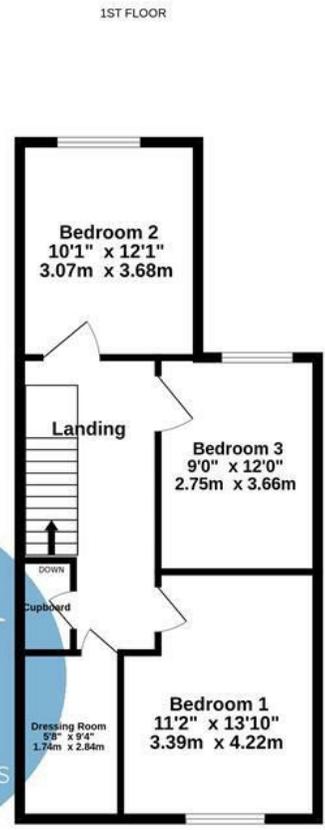
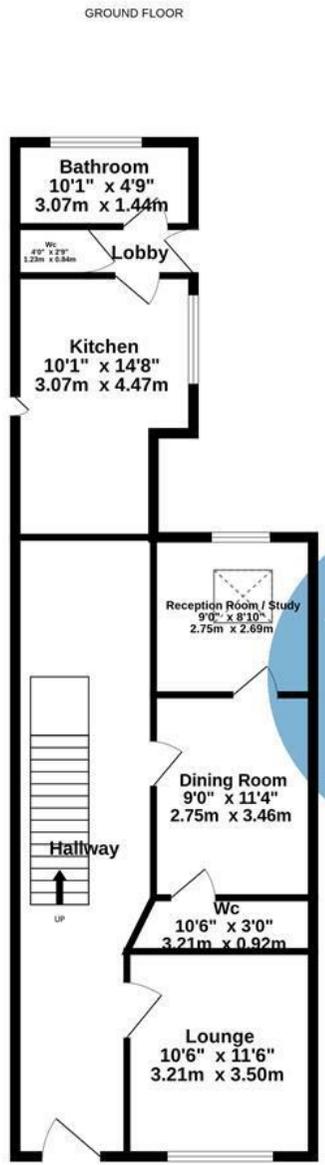
**Rear Garden**

approx 12'7" x 4'3" into 24' x 16' (approx 3.84m x 1.30m into 7.32m x 4.88m)

Rear garden laid to concrete, small raised flower bed, single wooden back gate, rotary washing line, all enclosed by brick wall.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
|   | Current                 | Potential                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |  | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |  | (81-91) B   |                         |           |
| (69-80) C                                   |                         |  | (69-80) C   |                         |           |
| (55-68) D                                   |                         |  | (55-68) D   |                         |           |
| (39-54) E                                   |                         |  | (39-54) E   |                         |           |
| (21-38) F                                   |                         |  | (21-38) F   |                         |           |
| (1-20) G                                    |                         |  | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 86   | England & Wales   | EU Directive 2002/91/EC | 69        |