



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
85	94
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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.

Virginia Drive, Swinton, M27 8BR

£1,650 Per Calendar Month

THE PERFECT FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and fantastic garden space, this enviable four bedroom semi detached property is being proudly welcomed to the rental market in the sought after location of Swinton. With three bathrooms, open plan living space and modern fixtures and fittings, this enviable property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. Not being overlooked from the rear and being located within the most desirable estate, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms, family bathroom and staircase to the second floor. The second floor boasts two additional double bedrooms and a second family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving, artificial lawn and laid to lawn areas. To the front there is a garden with off road parking.

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

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£1,650 Per Calendar Month



- Tenure Freehold
- Off Road Parking
- Three Bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Semi Detached
- Ideal Family Home
- EPC Rating B
- Four Bedrooms
- Enclosed Rear Garden

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

16'8 x 6'2 (5.08m x 1.88m)

Central heating radiator, smoke alarm, under stairs storage, wood effect laminate floor, doors to reception room, kitchen, WC and stairs to first floor.

Kitchen

13' x 8'9 (3.96m x 2.67m)

UPVC double glazed window, central heating radiator, range of white wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, integrated boiler and tiled floor.

Reception Room

14'4 x 14'3 (4.37m x 4.34m)

UPVC double glazed window, two Velux windows, central heating radiator, television point, wood effect laminate floor and UPVC double glazed patio doors to rear.

WC

7'9 x 3'3 (2.36m x 0.99m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin with mixer tap and wood effect laminate floor.

First Floor

Landing

10'3 x 6'8 (3.12m x 2.03m)

Central heating radiator, doors to bedroom two, bedroom four, bathroom and stairs to first floor.

Bedroom Two

14'4 x 11'2 (4.37m x 3.40m)

Two UPVC double glazed windows and two central heating radiators.

Bedroom Four

14'4 x 11'2 (4.37m x 3.40m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

7'4 x 6'9 (2.24m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, extractor fan and wood effect lino floor.

Second Floor

Landing

6'9 x 6'8 (2.06m x 2.03m)

Central heating radiator, smoke alarm, air ventilator, loft access, doors to bedroom three and bedroom one.

Bedroom One

11'5 x 11'1 (3.48m x 3.38m)

Two UPVC double glazed windows, two central heating radiators and door to en suite.

En Suite

11'5 x 3'2 (3.48m x 0.97m)

Central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevation, extractor fan and wood effect lino.

Bedroom Three

14'4 x 8'8 (4.37m x 2.64m)

Two UPVC double glazed windows, two central heating radiators and over stairs storage.

Bathroom

7'4 x 6'9 (2.24m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevation, extractor fan and wood effect lino floor.

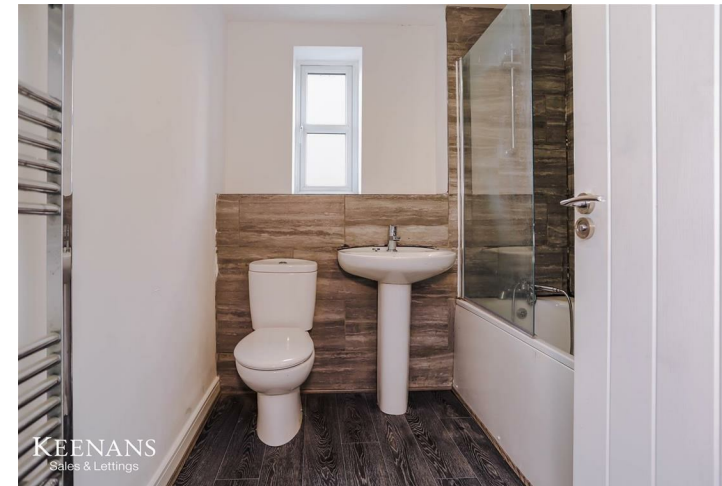
External

Front

Tarmac drive, hedgerows and paved path to front entrance door.

Rear

Artificial grass lawn, slate chippings, paved area patio area and timber shed.



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