



Mere Drive, Manchester, M27 8SD

£900 PCM

www.keenanslettings.co.uk are delighted to offer this first floor apartment to the rental market. This two bedroom apartment is located in Swinton, ideal for the M60 commuter or those using public transport for the city centre or Salford Quays. Viewing is highly recommended to fully appreciate this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		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.

Mere Drive, Manchester, M27 8SD

£900 PCM



- First Floor Apartment
- Three Piece Bathroom
- Communal Car Park
- Ideal Commuter Location
- Two Bedrooms
- Fitted Kitchen
- Lake Views to the Rear
- One Reception Room
- Balcony from Lounge
- Deposit £634

INTRODUCTION

Keenans Lettings are delighted to offer this first floor apartment to the rental market. This well presented apartment is located in Swinton, ideal for the M60 commuter or those using public transport for the city centre or Salford Quays. The property briefly comprises: communal hall with stairs leading to the first floor to the apartment with entrance hall, two bedrooms, family bathroom, lounge with balcony open to the kitchen and views over the lake to the rear of the property. Externally, there is a communal parking area. Viewing is highly recommended to fully appreciate this property.

GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance door opens into the hall with stairs leading to the first floor to the apartment.

FIRST FLOOR

ENTRANCE

Wood front entrance door opens into the entrance hall.

ENTRANCE HALL

Smoke alarm, fitted closet, storage heater, intercom phone and doors to the bedrooms, bathroom and the lounge.

BEDROOM ONE

12'6" x 8'3" (3.81 x 2.51)

UPVC double glazed window, storage heater and a television point.

BEDROOM TWO

7'6" x 7'5" (2.29 x 2.26)

Two UPVC double glazed windows and a storage heater.

BATHROOM

9'7" x 5'9" (2.92 x 1.75)

Fitted with a white three piece suite comprising close couple WC, pedestal wash basin, bath with side panel and bath / shower mixer tap, shower curtain in place, part tiled elevations, extractor fan and a storage heater.

LOUNGE

14'8" x 13'2" (4.47 x 4.01)

UPVC double glazed French doors and a further single door to the balcony, storage heater, television point and double doors to the kitchen area.

KITCHEN

9'1" x 8'3" (2.77 x 2.51)

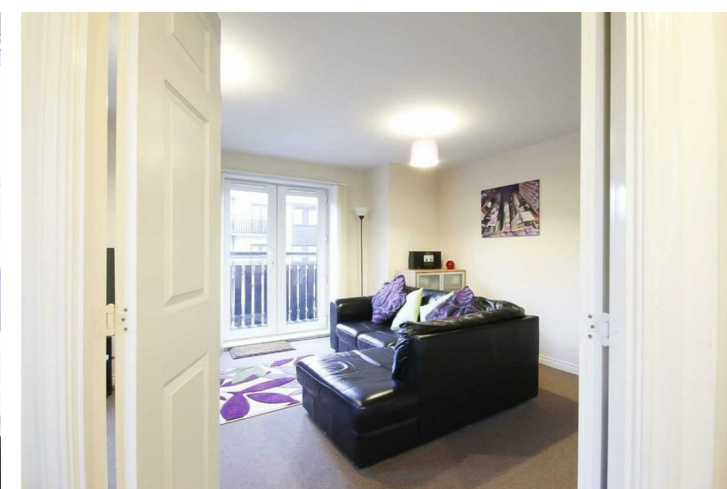
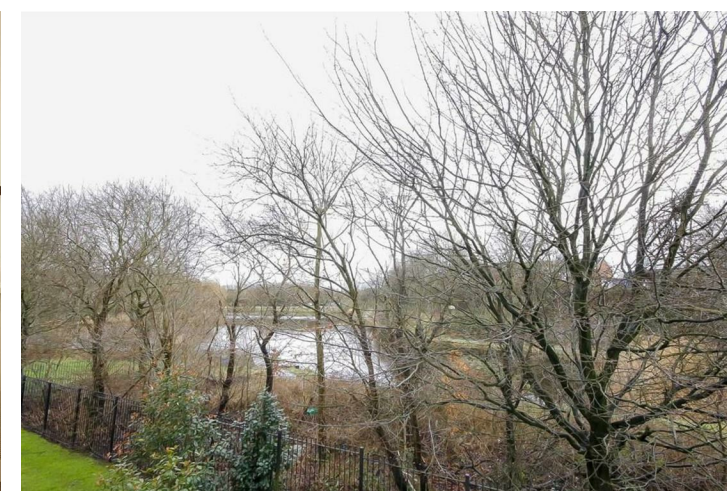
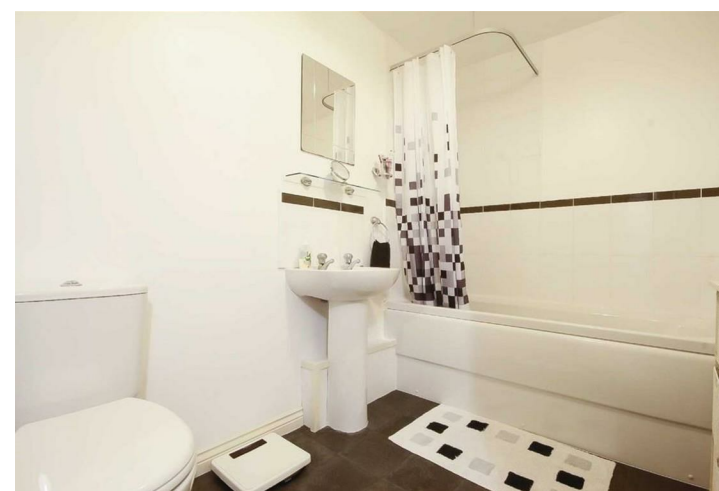
Fitted with a range of high gloss wall and base units with granite effect surfaces and complementary tiled splash backs, inset stainless steel sink with drainer and mixer tap, plumbing for washing machine, Zanussi electric oven with an electric hob with extractor hood over, space for fridge freezer and a UPVC double glazed window.

EXTERNAL

Communal car park and views to the rear of a lake.

AGENTS NOTES

Council Tax Band B.



Tel: 01616960085

www.keenans-estateagents.co.uk