



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Knowsley Drive, Manchester, M27 0EB

### £1,200 PCM

Keenans Lettings are delighted to offer this three bedroom semi-detached property with off road parking to the rental market located in Swinton within close proximity to the town centre and with commuter links to Manchester City Centre and further afield via the M60.



# Knowsley Drive, Manchester, M27 0EB

£1,200 PCM



- Semi-Detached House
- Fitted Kitchen / Diner
- Off Road Parking
- No pets, No smokers
- Three Bedrooms
- Shower Room
- Well Presented
- One Reception Room
- Front and Rear Gardens
- Deposit £1,125.00

## INTRODUCTION

Keenans Lettings are delighted to offer a semi-detached property to the rental market located in Swinton within close proximity to the town centre and with commuter links to Manchester City Centre and further afield via the M60.

The property briefly comprises to the ground floor: entrance hall with stairs leading to the first floor, under stairs storage and access to reception room one and the fitted kitchen / diner.

To the first floor there are three bedrooms and a shower room. Externally, there are gardens to the front and rear with lawns and planted borders and a driveway provides off road parking. Viewing is essential to appreciate the well presented property.

## GROUND FLOOR

### ENTRANCE HALL

15'0" x 6'0" (4.57 x 1.83)

Composite feature double glazed door with transom window over opens into the entrance hall with UPVC double glazed frosted window, central heating radiator, stairs leading to the first floor, picture rail, tile effect flooring, under stairs storage and doors to reception room one and the kitchen / diner.

### RECEPTION ROOM ONE

14'0" x 13'0" (4.27 x 3.96)

UPVC double glazed bay window, central heating radiator, picture rail, television point and a living flame gas fire in feature surround.

### KITCHEN DINER

22'7" x 19'2" (6.88 x 5.84)

Fitted with a range of white gloss base and drawer units with wood effect work surfaces, integrated electric oven with induction hob and extractor canopy over, space for washing machine, inset stainless steel sink, drainer and mixer tap, space for a fridge freezer, television point, ceiling spot lights, over breakfast bar feature lighting, plinth heater, central heating radiator, UPVC double glazed window and French doors to the rear garden.

## FIRST FLOOR

### LANDING

UPVC double glazed frosted window, loft access and doors to the bedrooms and shower room.

### BEDROOM ONE

11'7" x 11'5" (3.53 x 3.48)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### BEDROOM TWO

11'0" x 13'5" (3.35 x 4.09)

UPVC double glazed window, central heating radiator, wood flooring and fitted wardrobes.

### BEDROOM THREE

8'4" x 8'4" (2.54 x 2.54)

UPVC double glazed window and a central heating radiator.

## SHOWER ROOM

8'0" x 6'5" (2.44 x 1.96)

Fitted with a white three piece suite comprising close couple WC, vanity drawer unit with wash basin and mixer tap, double shower cubicle with rainfall shower head, chrome towel radiator, tiled elevations with feature tiled run, tiled flooring, extractor fan and a UPVC double glazed frosted window.

## EXTERNAL

### REAR

Enclosed rear garden with lawn, planted borders and a paved patio area.

### FRONT

Front lawn with planted borders and off road parking area.

## AGENTS NOTES

Council Tax Band C.

