



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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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.

Park Lane West, Swinton, M27 8TR

£975

AN ENVIABLE MID TERRACED PROPERTY

Offering spacious rooms through, two double bedrooms and being a complete blank canvas, this exceptional mid terraced property is being proudly welcomed to the rental market within the ever-popular town of Swinton. With gardens to the rear which are not overlooked, two living areas and neutral decoration, this is the perfect home for any small family or couple! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms. The second reception room guides you on to a fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed laid to lawn garden with paving, bedding and outbuilding to the rear. To the front there is a courtyard.

For further information please contact our Lettings team at your earliest convenience.

Park Lane West, Swinton, M27 8TR

£975



- Beautifully Presented Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Double Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom
- Enclosed Garden to Rear
- Council Tax Band A

Ground Floor

Laid to lawn garden with paving, bedding and outbuilding.

Entrance

UPVC double glazed door to the entrance hallway.

Hallway

14'5 x 3'2 (4.39m x 0.97m)

Central heating radiator, under stairs storage cupboard, wood effect laminate flooring, doors to two reception rooms and staircase to the first floor.

Reception Room One

11'5 x 10'5 (3.48m x 3.18m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, two feature wall lights, cast iron multi fuel burner and television point.

Reception Room Two

14 x 12'11 (4.27m x 3.94m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, stone tiled fireplace with oak mantle, staircase to the first floor and sliding door to the kitchen.

Kitchen

10'8 x 7'2 (3.25m x 2.18m)

UPVC double glazed window, coving, range of panelled wall and base units with wood effect worktops, tiled splashback, stainless steel one and a half sink and drainer with mixer tap, space for oven, fridge freezer and plumbing for washing machine, wood effect lino flooring and UPVC double glazed stable door to the rear.

First Floor

Landing

16'1 x 2'7 (4.90m x 0.79m)

Central heating radiator, doors to two bedrooms and family bathroom.

Bedroom One

14 x 11'5 (4.27m x 3.48m)

UPVC double glazed window, central heating radiator, coving and over stairs storage cupboard.

Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)

UPVC double glazed window, central heating radiator, loft access and over stairs storage cupboard.

Bathroom

10'8 x 7'2 (3.25m x 2.18m)

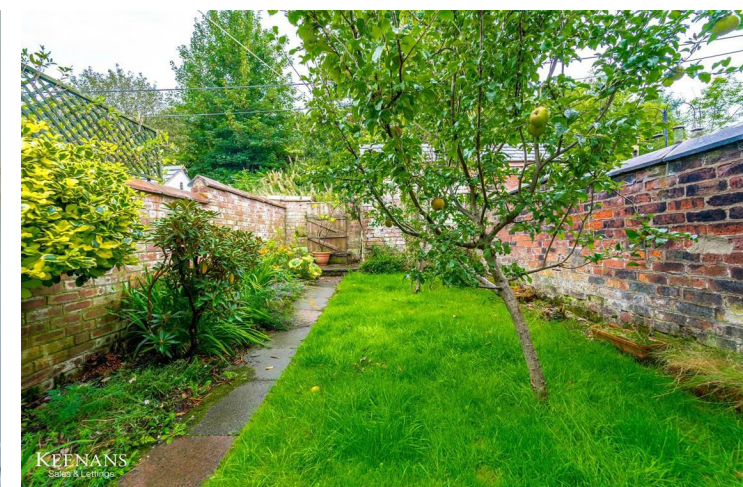
UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, integrated linen cupboard and tiled effect lino flooring.

External

Front

Paved courtyard.

Rear



Tel: 01616960085

www.keenans-estateagents.co.uk