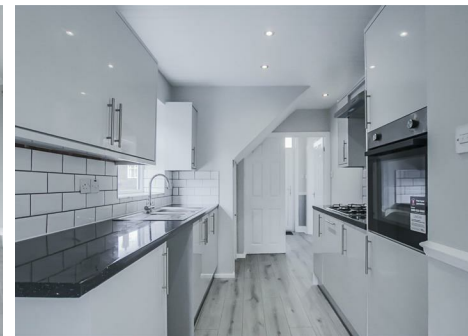




Barton Road, Manchester, M27 5LR

£1,400

GORGEOUS DETACHED HOME, A PERFECT RENTAL OPPORTUNITY IN A SOUGHT AFTER LOCATION!

Maintained to a high standard and situated in a popular area of Swinton, this bright, three bedroomed detached home is located perfectly for accessing local amenities as well as well regarded schools and major commuter routes to surrounding areas. This property boasts a spacious and bright interior as well as a living room, dining room, fitted kitchen, conservatory, three bedrooms, a four piece bathroom suite as well as a wrap around garden and an enclosed yard with off road parking. This gorgeous home is perfect for a family or young couple looking to upsize.

The property comprises briefly: entrance into the hallway with stairs leading to the first floor and doors providing access to a new fitted kitchen and bright living room. The fitted kitchen is open to the dining room. From the dining room, there is access to the conservatory. The conservatory has a door providing access to the rear yard. From the first floor, there are doors providing access to three bedrooms and a four piece bathroom suite. Externally, this property offers a rear, enclosed, paved yard with a gate to a laid to lawn, wrap around garden.

Viewings can be arranged by contacting our Lettings team.

Energy Efficiency Rating		
	Current	Potential
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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Available Now
 - Detached home
 - EPC Grade
 - Ideal family home
- Call Keenans to view
 - Surrounding gardens
 - Council Tax Band C
- Three bedrooms
 - Rear Driveway
 - Leasehold

Entrance Hall
Entering from the front into an open hallway accessing the kitchen stairwell and lounge.

Lounge
A large lounge with front window and window overlooking the conservatory. Feature fireplace and lovely outlook.

Kitchen
A new and modern fitted kitchen with cooker and ample dining space. Doorway through to the conservatory at rear.

Conservatory
A lovely seating area with double doors out to the rear garden and parking area.

First Floor

Bedroom 1
A double room on the first floor with views to the side aspect.

Bedroom 2
A further double room again with views to the side aspect.

Bedroom 3
A large single room to the front aspect.

Bathroom
A large four piece bathroom suite with shower cubicle, bath, sink unit and wc. Fully tiled walls and obscure glass window to side.

Parking
Off road driveway parking to the rear.

Garden
A pleasant wrap around garden with lawn and patio areas.

