



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(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.

Kent Street, Swinton, M27 6EG

£995 PCM

MODERN PROPERTY IDEAL EASY MOVE IN FOR NEW TENANTS

Welcome to this charming semi-detached house located on Kent Street in the peaceful area of Pendlebury. This modern home boasts a spacious interior with a stylish decor that is sure to impress.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two lovely bedrooms, offering ample space for a small family or guests. The bathroom is well-appointed and provides all the necessary amenities for your comfort.

Situated on a quiet close, this home offers a tranquil environment away from the hustle and bustle of the city. The proximity to local schooling makes it an ideal choice for families with young children. Additionally, you'll find easy access to a variety of local amenities, ensuring convenience at your doorstep.

Don't miss the opportunity to make this modern and well-equipped property your new home. Contact our Lettings Team today to arrange a viewing and experience the charm of Kent Street living in Pendlebury.

Kent Street, Swinton, M27 6EG

£995 PCM

 **2**  **1**  **1**  **D**

- Semi-Detached Property
 - Three Piece Bathroom Suite
 - Viewing is Essential
- One Reception Room
 - Two Bedrooms
- Contemporary Fitted Kitchen
 - Deceptively Spacious

INTRODUCTION

Keenans Lettings are delighted to introduce to the rental market this stunning, semi-detached property. Situated in the heart of Swinton, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation and neutral decoration throughout, the property internally comprises briefly: to the ground floor is a large lounge and a modern kitchen/diner. To the first floor are two double bedrooms and a three piece family bathroom suite. Externally to the rear is a large garden with access to the decked patio seating area, perfect for al-fresco dining! To the front is an enclosed garden forecourt. Viewing is essential to appreciate all this property has to offer, for further information please contact our Lettings team at your earliest convenience!

GROUND FLOOR

ENTRANCE

Composite front entrance door through to the entrance vestibule.

ENTRANCE VESTIBULE

Thermostat, one central heating radiator, staircase to the first floor, electricity cupboard and door through to the lounge.

LOUNGE

13'1" x 12'7" (3.99 x 3.84)

UPVC double glazed window, central heating radiator, coving to the ceiling, brick feature fireplace with a wooden mantle and electric fire, wood effect laminate flooring and door through to the kitchen.

KITCHEN

15'5" x 7'6" (4.7 x 2.29)

Two UPVC double glazed windows, UPVC rear entrance door, central heating radiator and is fitted with a range of wall and base units with granite effect surfaces and complementary tiled splashbacks, freestanding gas oven with a four ring hob, plumbing for a washing machine, breakfast bar, wood laminate flooring, space for a dining room table, under stairs storage, space for a fridge freezer, spotlights to the ceiling and stainless steel sink, drainer and mixer tap.

FIRST FLOOR

LANDING

UPVC double glazed window, loft access, smoke alarm, central heating radiator and doors to two bedrooms and the family bathroom.

BEDROOM ONE

10'10" x 13'11" (3.3 x 4.24)

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

BEDROOM TWO

9'10" x 9'5" (3 x 2.87)

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

BATHROOM

Three piece suite comprising: A panelled bath with over head electric feed shower, pedestal wash basin, low base dual flush WC, partially tiled elevations, tiled flooring, UPVC double glazed window, central heating radiator and extractor fan.

EXTERNAL

REAR

Laid to lawn gardens with concrete shed, flower beds and decked seating area.

FRONT

Laid to lawn gardens with patio seating area and established bedding areas.

AGENTS NOTES

Council Tax Band A.



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