



Swalecliff Avenue, Manchester, M23

Asking Price of £1200pcm



Property Features

- Three Bedroom End of Terrace House
- Two Large Reception Rooms
- Modern Kitchen and Bathroom
- Off-Road Parking
- Garage
- Rear Garden
- Close to Local Amenities
- Easy Access for Motorway and close to Metrolink to City Centre
- Available Immediately



Full Description

Three-bedroom end-of-terrace house in a catchment area for local outstanding schools. The property comprises three bedrooms, a spacious living room, a separate kitchen and dining room, a shower room, a WC, a private rear garden, a detached garage, and a driveway. The property is ideal for a family or professional let.

The location offers easy access to the motorway and is close to the Metrolink to the City Centre, as well as close to the local amenities.

PORCH

uPVC double-glazed porch with pitched roof and glazing to two sides. Offering space for boots, coats and push chairs. This room leads to a further uPVC double-glazed door into the entrance hall.

ENTRANCE HALL

11' 10" x 27' 11" (3.62m x 8.51m)

The entrance hall provides access to the living room, dining room, and kitchen and features carpeted flooring, neutral décor, a central pendant light fitting, a double-panel radiator, and stairs to the first floor.

LIVING ROOM

13' 6" x 12' 4" (4.14m x 3.77m)

A spacious living room overlooking the rear garden and benefitting from carpeted flooring, neutral décor, central light pendant, uPVC double-glazed window to rear aspect, living flame remote-controlled gas fire set within decorative surround, fitted shelves and storage, TV and telephone points, and a double panelled radiator.

DINING ROOM

10' 10" x 10' 5" (3.32m x 3.18m)

A good-sized second reception room features carpeted flooring, neutral décor, a double-panelled radiator, a central light pendant, and double-glazed uPVC windows to the front aspect.



KITCHEN

13' 5" x 9' 1" (4.10m x 2.77m)

The modern kitchen offers a range of base and eye level storage units with laminate worktops over, stainless steel one and a half bowl sink unit with chrome mixer tap over, electric oven, with five ring gas hob over and overhead extractor fan, full size dishwasher, washing machine, space for fridge-freezer, vinyl flooring, ample electrical sockets, uPVC double-glazed windows to the side and rear aspects, splash-back tiling, two multi-directional strip spotlights, double paneled radiator, and uPVC door to the rear garden.



MASTER BEDROOM

13' 8" x 9' 9" (4.17m x 2.99m)

The master bedroom is situated off the first-floor landing. It features neutral décor, laminate wood-effect flooring, a central pendant light, uPVC double-glazed windows to the rear aspect, and a single-paneled radiator.



BEDROOM TWO

12' 7" x 9' 7" (3.85m x 2.93m)

A second double bedroom benefits from carpeted flooring, a central light pendant, neutral décor, uPVC windows to the front aspect, and a single panelled radiator.



BEDROOM THREE

9' 1" x 7' 5" (2.77m x 2.27m)

A single bedroom that could be used as an office/study comprises newly fitted carpeted flooring, neutral décor, a central pendant light fitting, a single radiator, and uPVC double-glazed windows to the rear aspect.



SHOWER ROOM

6' 4" x 4' 11" (1.94m x 1.52m)

A modern shower room with a fitted shower cubicle and chrome thermostatic shower fitting, a wall-mounted hand-wash basin with storage cupboard under, full tiled walls, laminate tiled-effect flooring, radiator, uPVC double-glazed frosted window to the side aspect.



WC

A separate toilet comprises a low-level WC, part-tiled walls, laminate-tiled-effect flooring, and a uPVC double-glazed frosted window to the side aspect.

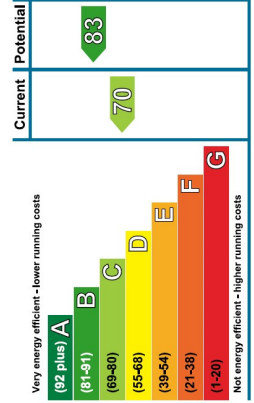
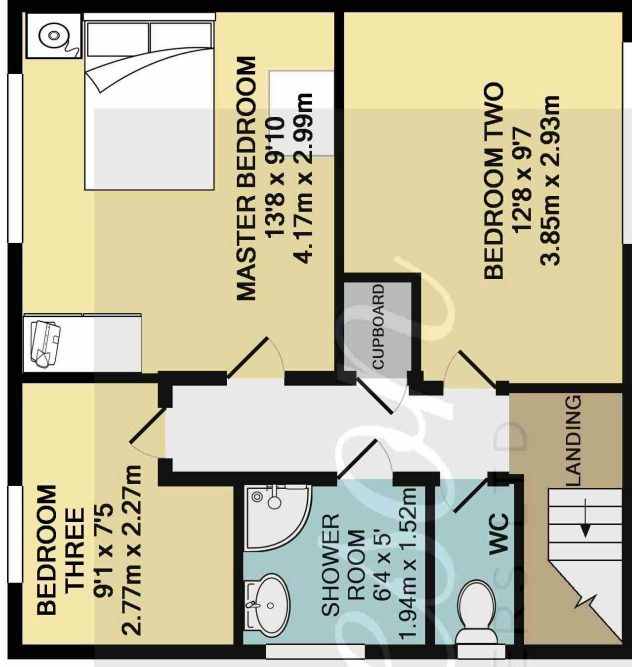
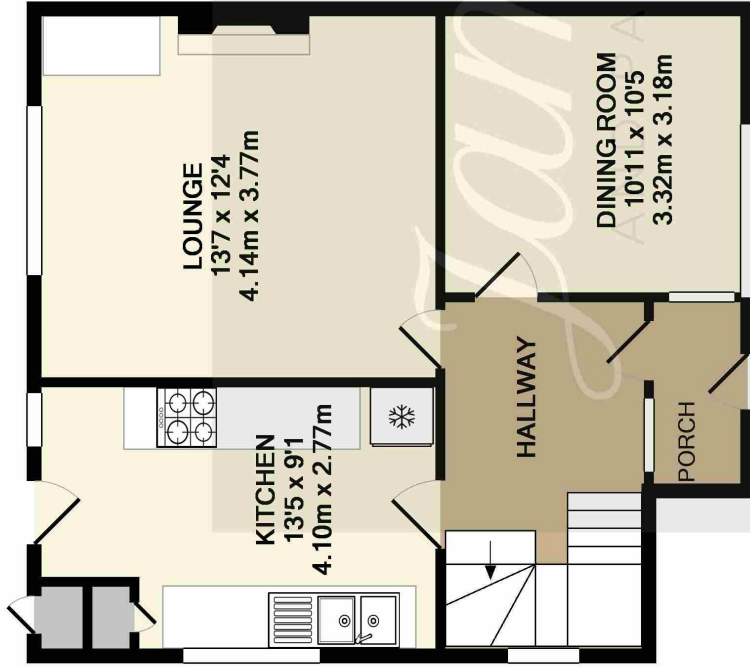


EXTERNAL

The property benefits from off road parking to the front, within a gated driveway. A well maintained front garden is enclosed by a low timber fence with a wrought iron gate and paved path leading to the front door. To the rear of the drive is a detached single garage which could be utilized for parking, storage or as a workshop.

To the rear the property offers a south facing lawned garden with paved patio area adjacent to the house, outside storage cupboard and the garden is enclosed by tall hedges on all sides offering ample privacy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COMMON QUESTIONS

- 1. How much will I need to earn to rent this property?** At £1200 pcm, a single working tenant will need to earn £ 36,000 pa; two working tenants would each need to earn £18,000 pa. If you wish to pay the rent in advance, it would be £14,400 for 12 months.
- 2. How much is the deposit for this property?** The deposit is equivalent to 5 weeks of rent. Which at £1200 pcm would be £1384.61.
- 3. When is the property available and for how long?** This property is immediately available for a minimum of 12 months.
- 4. How much is the council tax for this property?** This property is in council tax band A, which currently costs £1,455.36 per annum.