

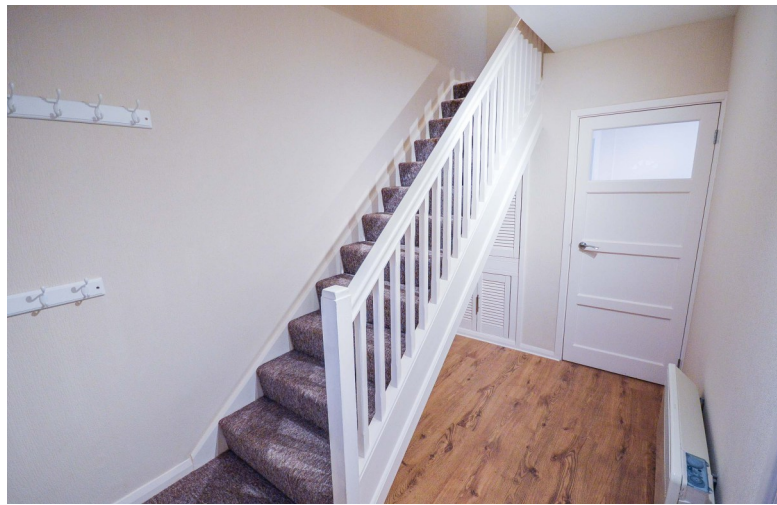


Swalecliff Avenue, Manchester, M23
Asking Price of £1200pcm



Property Features

- Three-Bedroom Terraced House
- Open Plan Kitchen-Diner
- Available Immediately
- Close to Timperley Village and Local Shops
- Good-Sized Rear Garden
- Catchment Area of Outstanding Schools
- Close to Retail Park
- Easy Access for Motorway and close to Metrolink to City Centre



Full Description

Well presented three bedroom mid-terrace property. Fitted with a modern kitchen and bathroom; private front and rear garden. The house offers a lounge; separate kitchen-diner; downstairs WC; two double bedrooms and one single bedroom; family bathroom; good sized rear garden and outside storage shed. We expect this property to let very quickly, please book in advance to avoid disappointment.



ENTRANCE HALL

6' 3" x 10' 9" (1.93m x 3.28m)

Spacious entrance hall access from the front garden via a uPVC door; the entrance offers coat pegs; laminate wood flooring; neutral décor; pendant light fitting; under stairs storage space; electric heater; hard wood panelled doors leading to lounge and kitchen-diner and carpeted stairs to first floor accommodation.



LOUNGE

9' 8" x 13' 9" (2.97m x 4.20m)

The lounge benefits from a large uPVC double glazed window to front aspect with fitted blinds and curtain pole over; laminate wood flooring; pendant light fitting; electric heater and electric wall mounted fire and ample room for sofas and coffee table.



KITCHEN/DINER

17' 4" x 9' 3" (5.30m x 2.84m)

The kitchen offers base and eye level storage cabinets; tile affect cushioned flooring; stainless steel sink unit with chrome mixer tap over; electric oven and ceramic four ring hob with stainless steel extractor hood over; there is a tiled splash back and two uPVC double glazed windows to the rear aspect with fitted roller blinds. This room allows access to the rear porch and to the entrance hall.



DOWNSTAIRS WC

2' 10" x 2' 8" (0.88m x 0.82m)

The downstairs WC features low-level WC; wall-mounted hand wash basin; central light pendant; linoleum flooring and neutral décor.

MASTER BEDROOM

15' 3" x 9' 10" (4.67m x 3.02m)

Spacious master bedroom with carpeted flooring; neutral décor; uPVC double glazed window to front aspect with fitted blinds and curtain pole over; electric heater; pendant light fitting; ample power points and door to first floor landing area.



BEDROOM TWO 14' 7" x 9' 4" (4.47m x 2.86m)

The second double bedroom with carpeted flooring; uPVC window to rear aspect with fitted blinds; electric heater; pendant light fitting; ample power points; door to first floor landing.

BEDROOM THREE 9' 3" x 10' 4" (2.82m x 3.15m)

The third bedroom is a single bedroom with uPVC double glazed window to front aspect with fitted blinds and curtain pole over; electric heater; ample power points; pendant light fitting and a raised platform over the stairs which can be used for storage. This room allows access to first floor landing.

BATHROOM 9' 10" x 5' 5" (3.01m x 1.66m)

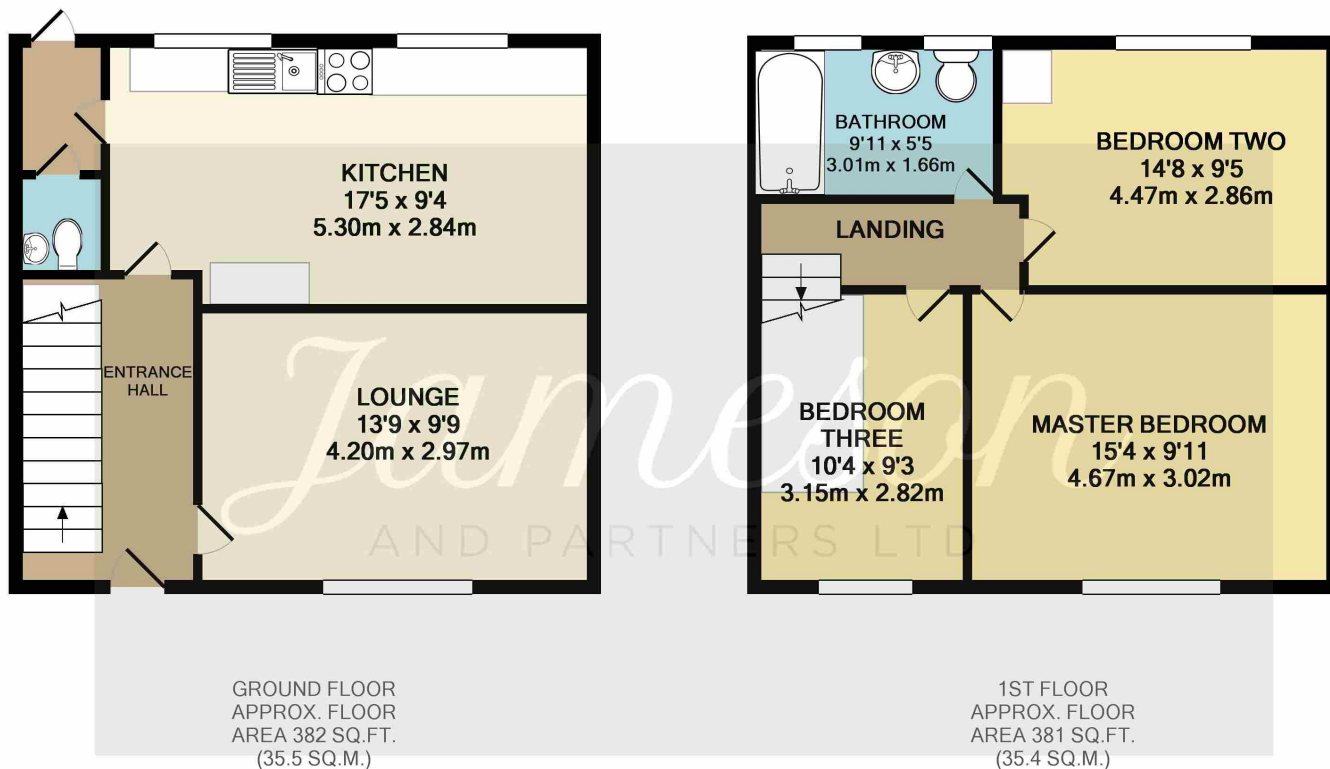
The family bathroom with cushioned flooring; chrome heated towel rail; two uPVC windows to rear aspect with fitted roller blinds; white three piece suite comprising: Pedestal hand wash basin with wall mounted mirror over; low-level WC and paneled bath with shower over and bi-folding glazed shower screen. This room also offers part tiled walls and ceiling lighting points.

EXTERIOR

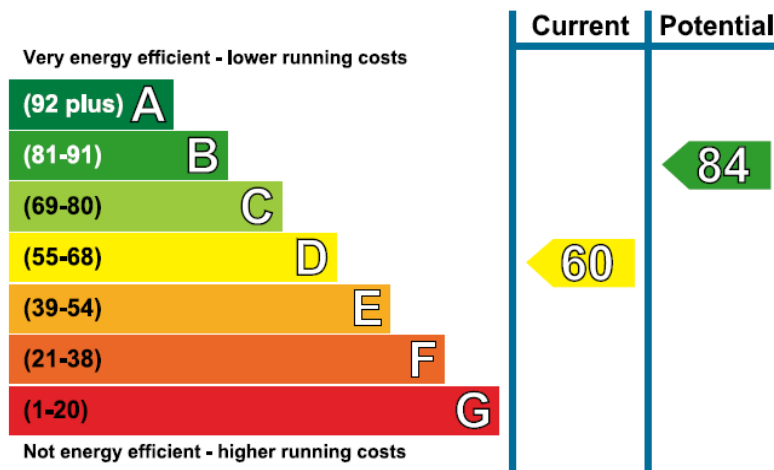
To the front of the property lies a well maintained front garden with mature shrubs and plants; the front garden is enclosed by a timber fence with small gate allowing access to a paved path leading to the front door.

To the rear lies a good sized rear garden which is largely laid to lawn with a paved seating area adjacent to the house and borders stocked with mature shrubs and plants; the garden is enclosed by timber paneled fence and tall hedge on two sides allowing for plenty of privacy. There is also a brick storage shed in the garden and a gate allowing side access to the rear.





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 is the council tax for this property?

This property is in council tax band A, which in Manchester City Council is currently costs £1455.36 per annum.

2. When is the property available?

This property will be available immediately.

3. Who will be managing the tenancy?

Jameson and Partners will be managing the tenancy of this property and inspecting quarterly, we are a diligent agency and will attend to any problems without delay.

4. How much is the deposit for this property?

The deposit is equivalent to 5 weeks rent, which at £1200 pcm is £1,384.61. This will be held securely in the Deposit Protection Scheme.

5. How much do I need to earn to rent this property?

To apply for this property, one working applicant would need to earn £36,000 per annum. Two working applicants sharing the rent would each need to earn at least £18,000 per annum.

6. What reference checks will I need to pass to apply for this property?

You will need to undergo a credit check and we will collect references from your employer, previous landlord and a character reference. The application process will involve verification of your ID and right to rent in the UK.