



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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**HUNTERS**



# Warren Drive, Swinton, Manchester, Greater Manchester

Per Calendar Month £1,325 Per Calendar Month

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

Hunters Estate Agents are delighted to bring to the market this modern family home, ready to drop your bags and move into! To the ground floor there is a welcoming entrance hall, downstairs W.C & a modern kitchen/diner with French doors leading to the rear garden. To the first floor there is a living room with a Juliet balcony and the second bedroom. To the second floor there is the master bedroom, there is also a modern four piece bathroom. Externally, the property benefits from a double driveway to the front. To the rear is a private south facing garden mostly paved with decking. Location wise, the property is a short walk into Monton Village & Worsley Woods, within the catchment area of Broadoak Primary School & there is excellent transport links into Manchester City Centre with the Vantage Bus Route from A580! To view, please contact the office!

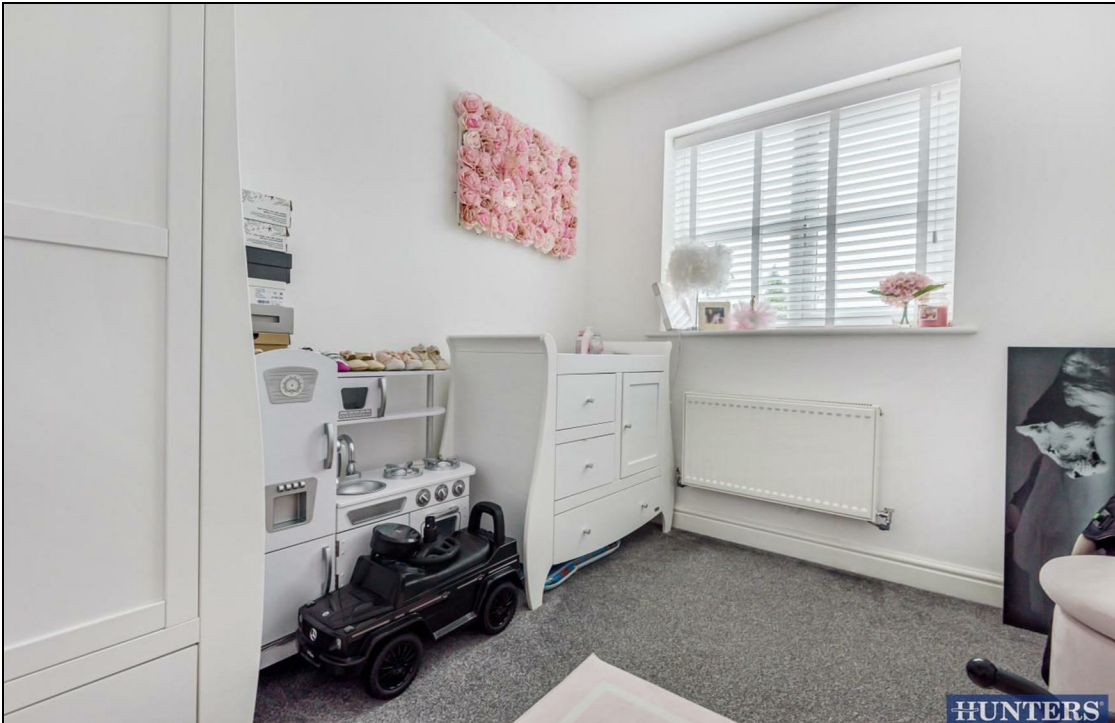
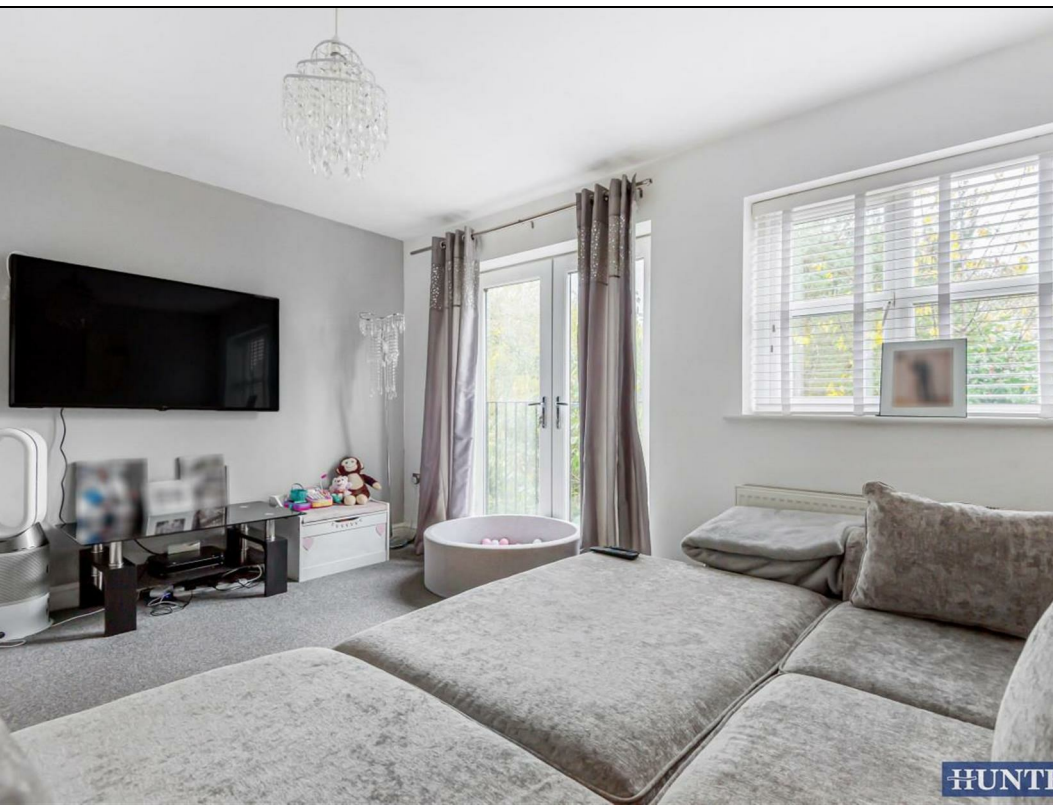


## KEY FEATURES

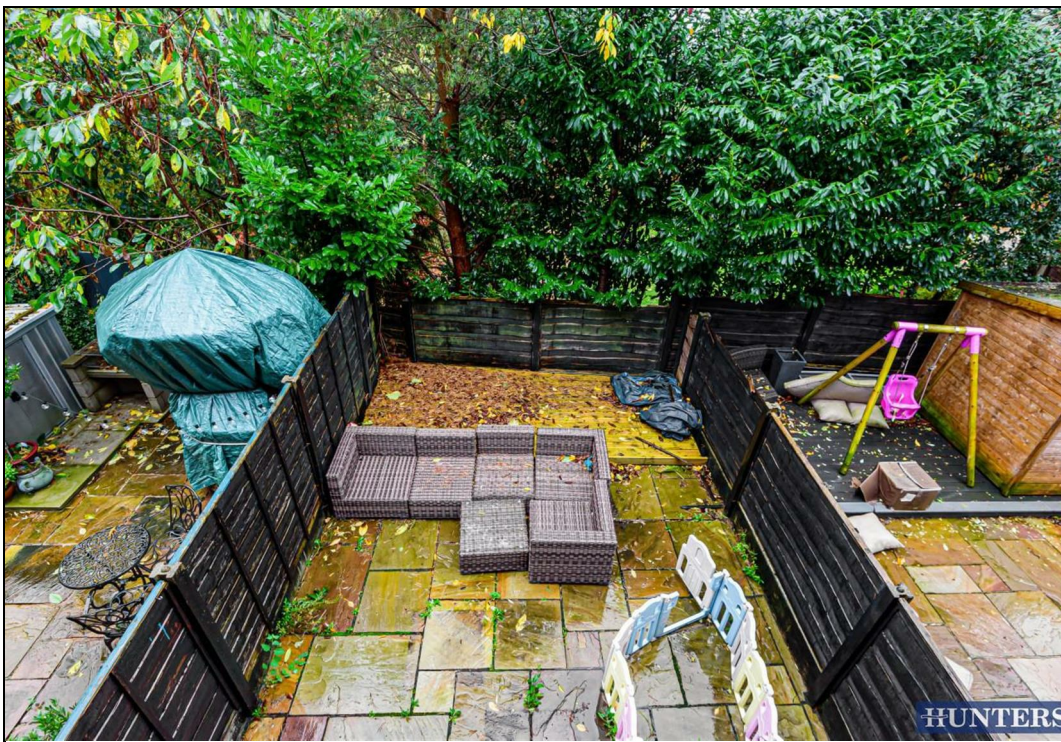
- 2 BEDROOMS
- UNFURNISHED
- 4 PIECE BATHROOM SUITE
- SOUTH FACING REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- EPC RATING C









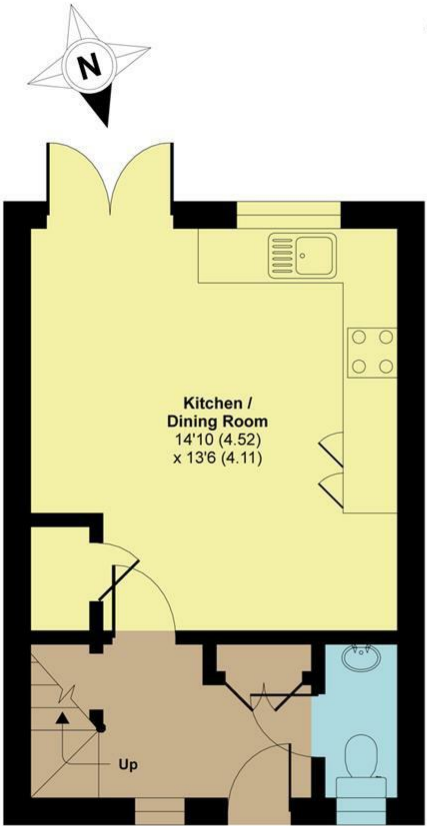




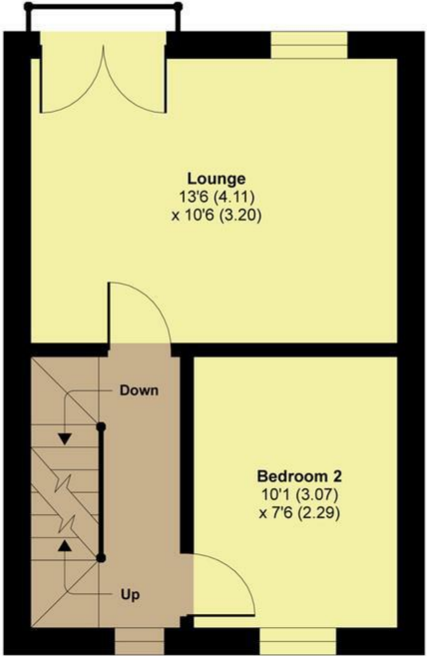
# Warren Drive, Swinton, Manchester, M27

Approximate Area = 795 sq ft / 73.9 sq m (includes garage)  
Limited Use Area(s) = 54 sq ft / 5 sq m  
Total = 849 sq ft 78.9 sq m  
For identification only - Not to scale/

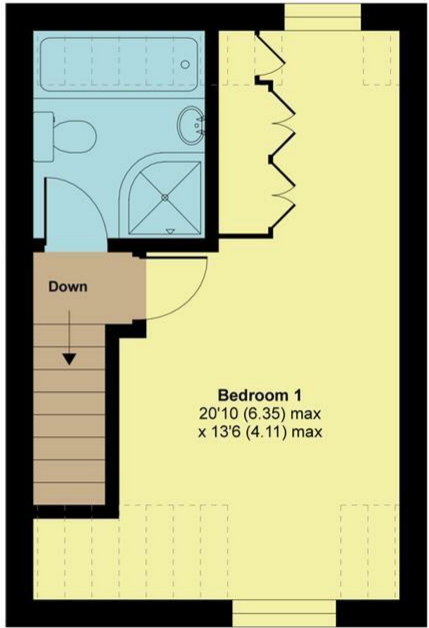
Denotes restricted  
head height



GROUND FLOOR  
APPROX FLOOR  
AREA 26.3 SQ M  
(283 SQ FT)

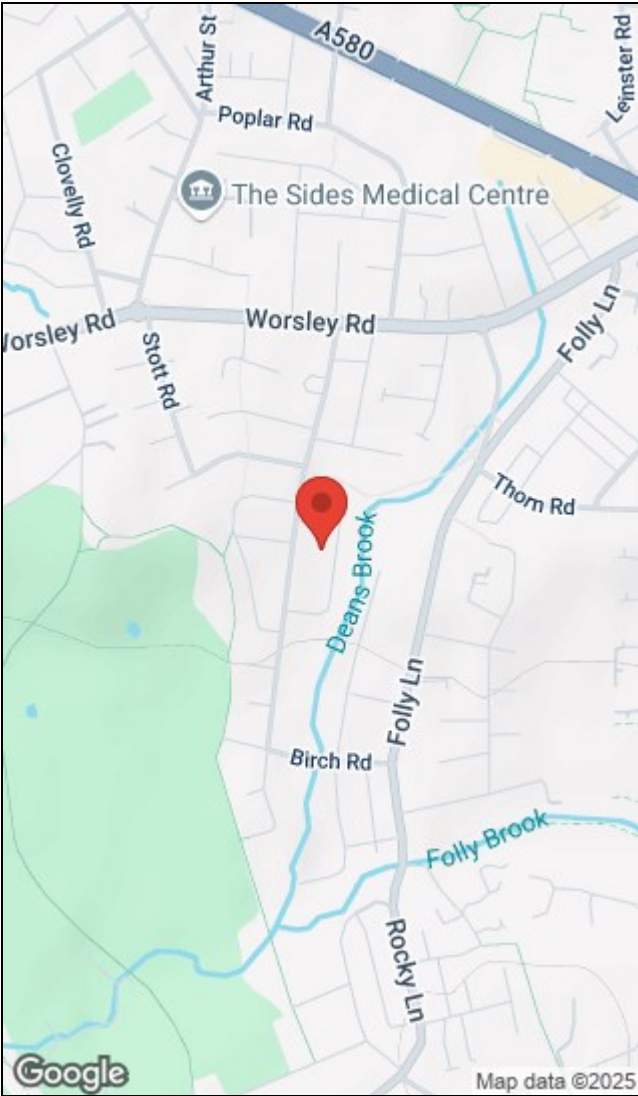


FIRST FLOOR  
APPROX FLOOR  
AREA 26.3 SQ M  
(283 SQ FT)



SECOND FLOOR  
APPROX FLOOR  
AREA 26.3 SQ M  
(283 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 781657



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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