



HUNTERS[®]
HERE TO GET *you* THERE

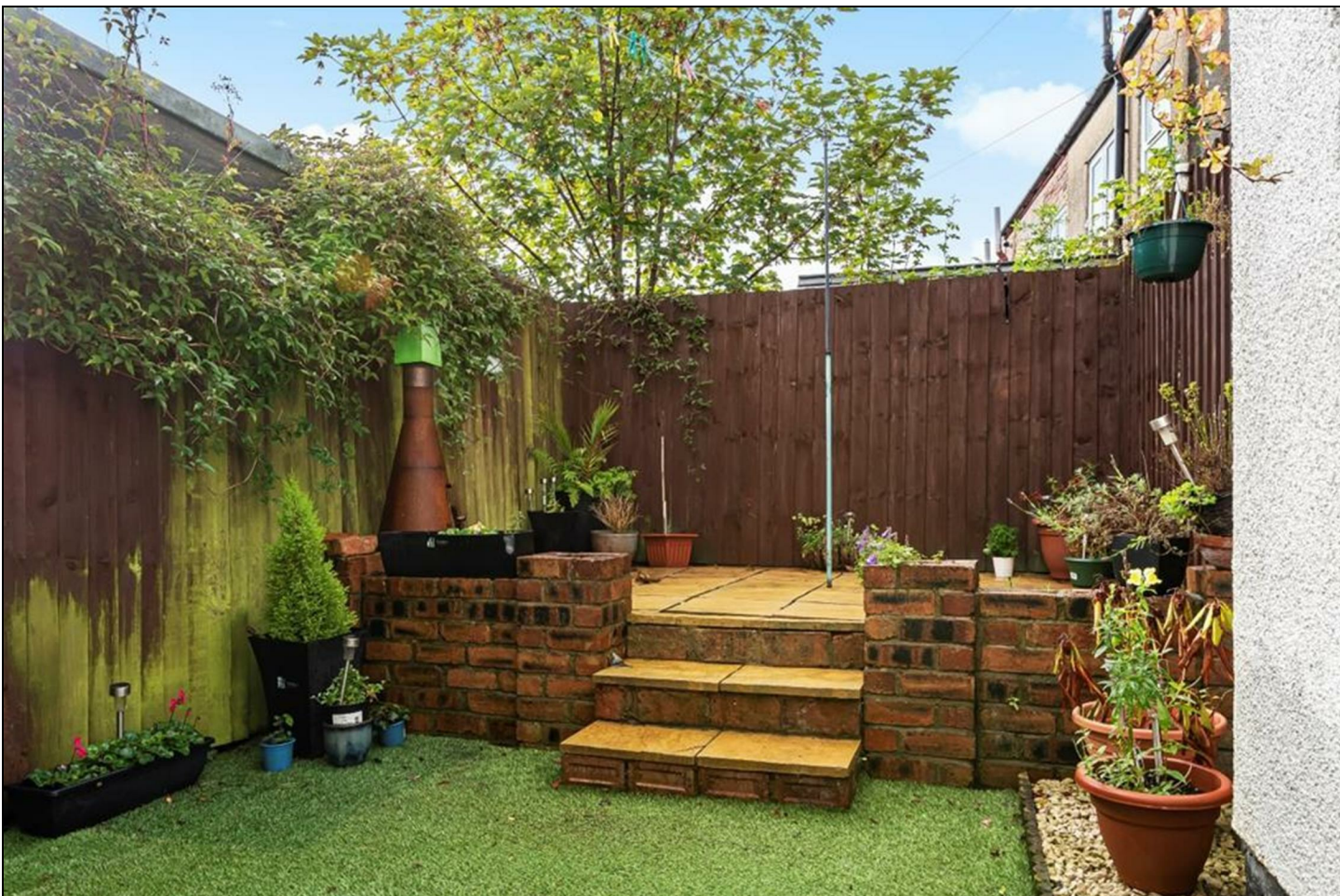
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Partington Lane, Swinton, Manchester

Per Calendar Month £925 Per Calendar Month



HUNTERS WORSLEY are delighted to bring to the market this end of terrace. Featuring a front lounge and a modern fitted kitchen to the rear. To the first floor are two excellent size double bedrooms and a beautiful bathroom suite. Externally, there is a small front garden and a great size enclosed rear garden. Viewings are highly recommended! Superbly located within walking distance of the shops and restaurants in the centre of Swinton. Ideal for commuters with the A580 (East Lancs) just around the corner and a short walk to the regular bus services along Partington Lane.



KEY FEATURES

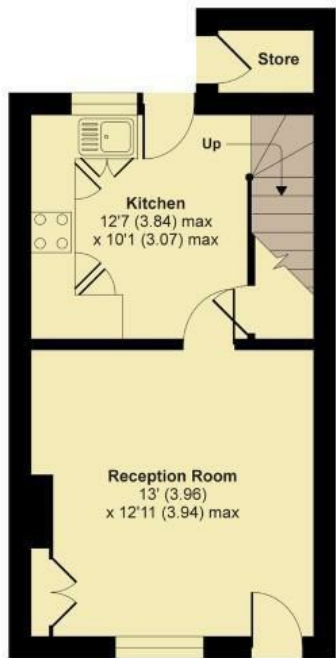
- 2 BED END TERRACE
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN
 - GARDEN FRONTED
 - EPC RATING E
- IDEAL LOCATION FOR COMMUTING
 - CLOSE TO LOCAL AMENITIES



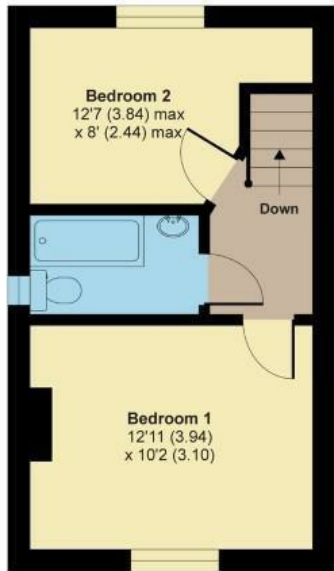




Partington Lane, Swinton, Manchester, M27



GROUND FLOOR
APPROX FLOOR
AREA 28.1 SQM
(303 SQFT)



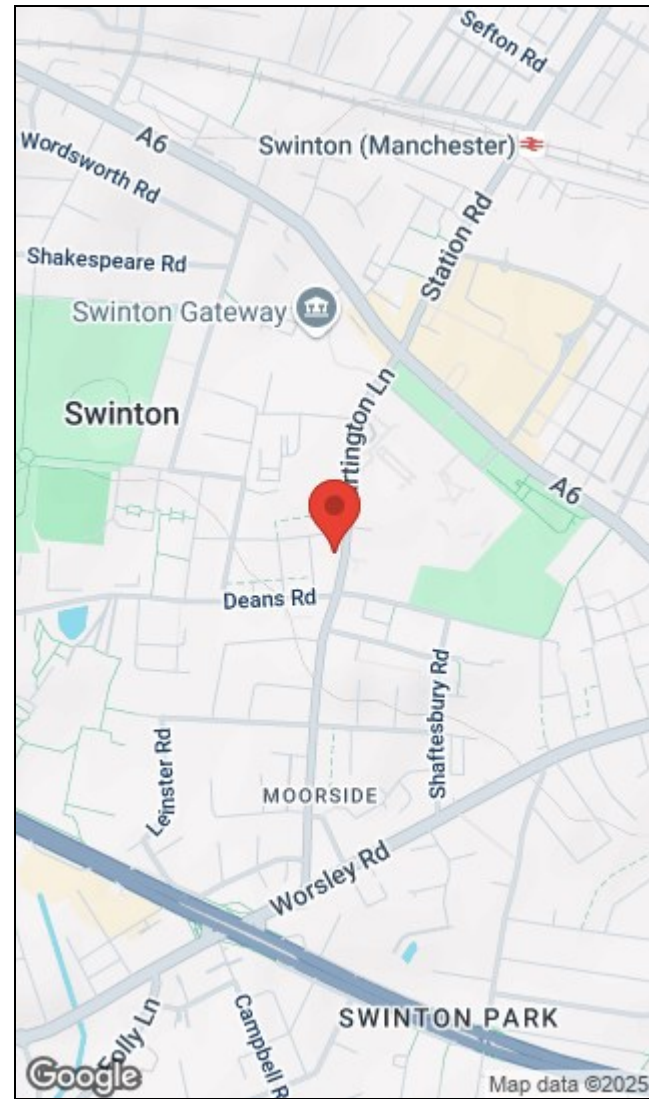
FIRST FLOOR
APPROX FLOOR
AREA 28.1 SQM
(303 SQFT)



APPROX. GROSS INTERNAL FLOOR AREA 606 SQ FT 56.2 SQ METRES (EXCLUDES STORE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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