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Laburnum Avenue, Swinton, Manchester

Per Month £1,500 Per Month



Ideally positioned in South Swinton, this beautifully refurbished three-bedroom terrace offers convenient access to the A580, making commuting into Manchester City Centre effortless. The property is also perfectly placed for families, being close to Broadoak Primary School and just a short walk from Monton Village, with its vibrant selection of bars, restaurants and scenic walks along the Bridgewater Canal.

Recently renovated throughout, the property is finished to a high standard. The accommodation comprises an inviting entrance hallway, a bright lounge with a bay window, a convenient downstairs WC, and a spacious open-plan dining area leading to a brand-new kitchen complete with underfloor heating.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the home is garden-fronted and benefits from a generous rear patio area, ideal for outdoor seating or entertaining.

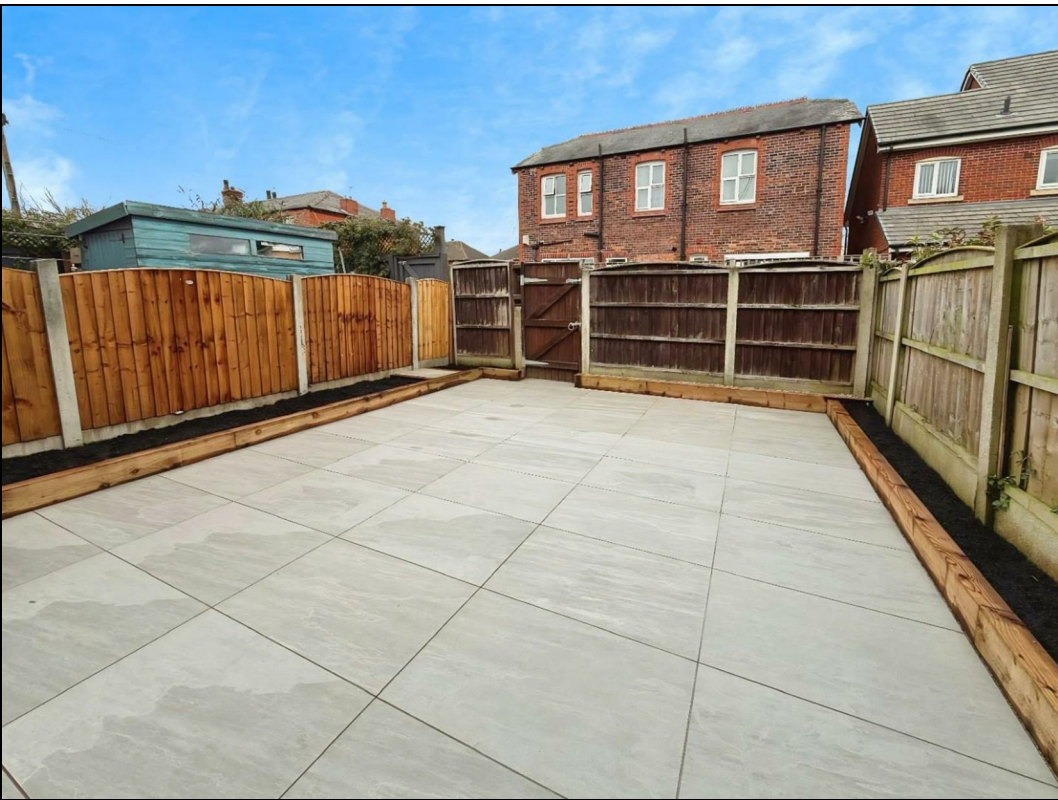
A superb home in a fantastic location, ready to move into and enjoy.

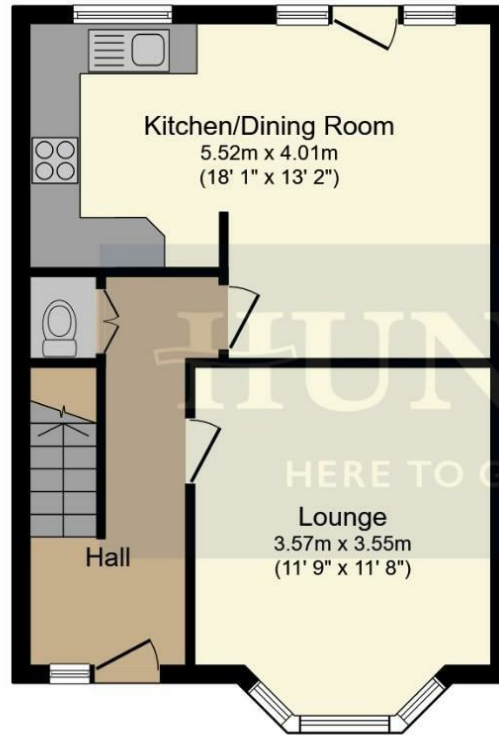
KEY FEATURES

- 3 BEDROOMED GARDEN TERRACE
 - TOTALLY REFURBISHED THROUGHOUT
 - FULL REWIRE
 - UNDER FLOOR HEATING
- VIEWING IS HIGHLY RECOMMENDED
 - EPC RATING C

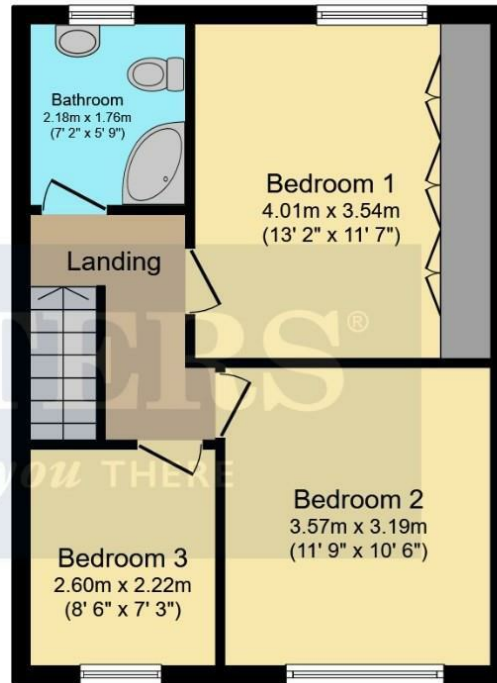








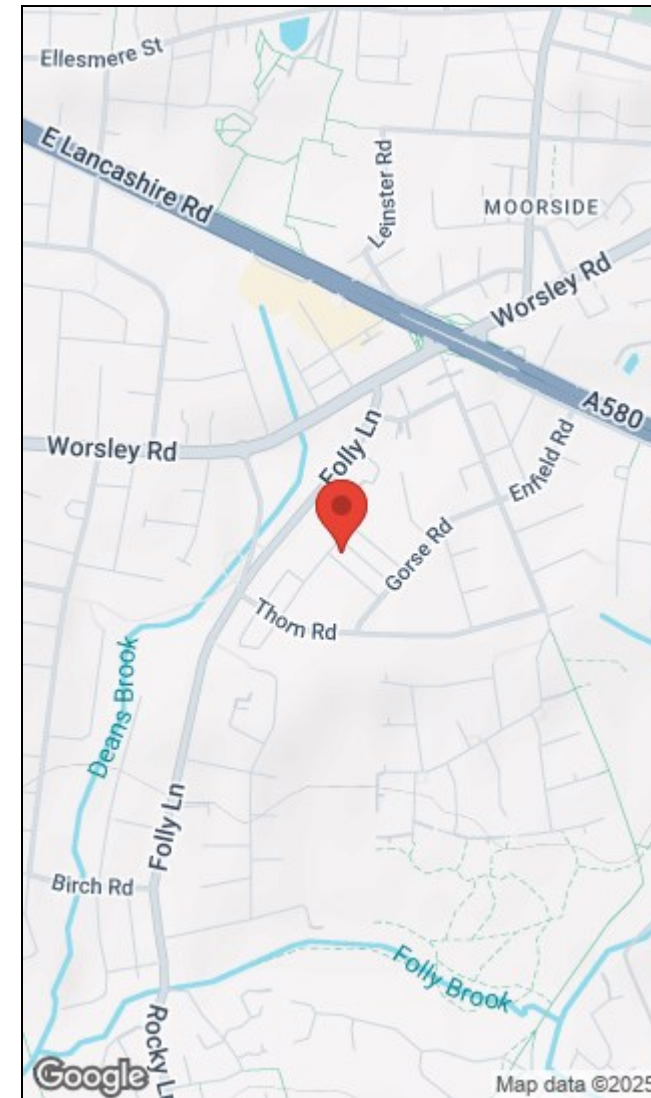
Ground Floor
Floor area 43.5 sq.m. (468 sq.ft.)



First Floor
Floor area 42.4 sq.m. (457 sq.ft.)

Total floor area: 85.9 sq.m. (925 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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	
55			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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