Bolton Road, Swinton, M27 8XB £1,395 PCM















BALMER & CO are delighted to offer TO RENT this three bedroom semi detached property. Ground floor accommodation comprises in brief, entrance porch, good sized living room, and fitted kitchen. To the first floor are three bedrooms and bathroom. Outside are enclosed rear gardens with driveway to front providing off road parking.

Floor Plan

Bolton Road, Pendlebury Total Approx. Floor Area 750 Sq.ft. (69.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error. Bedroom 8'2 x 7'10 Bedroom 2 49 x 2 38m 10'10 x 8'0 3 31 x 2 45m Kitchen 10'11 x 9'1 Living Room 3.34 x 2.76m 17'7 x 10'10 5.36 x 3.30m Bedroom Bathroom 10'11 x 7'11 Hall 7'9 x 6'8 2.37 x 2.04m 3.33 x 2.42m 2.35 x 1.73m Porch Ground Floor First Floor Approx. Floor Approx. Floor Area 393 Sq.Ft Area 357 Sq.Ft (36.5 Sq.M.) (33.2 Sq.M.)

Area Map

AGECROFT Victoria Park AGECROFT Victoria Park Energy Efficiency Rating Curent Potential Very energy efficient - lower running costs (92 plus) A (81-91) B (99-80) C (55-68) D (39-54) E

Energy Efficiency Graph

Pendlebury

(21:38)

(1-20)

Not energy efficient - higher running costs

England & Wales

England & Wales

Environmental Impact (CO₂) Rating

Environmental Impact (CO₂) Rating

(81:91)

Oakwood Park

Swinton Park Rd

IRLAMS O'
TH' HEIGHT

(21:38)

F

(21:38)

EU Directive

Current

Vary environmentally friendly - lower CO2 emissions
(92 plus) A

(81:91)

(93:95:4)

E

(21:38)

F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Map data @2024

England & Wales