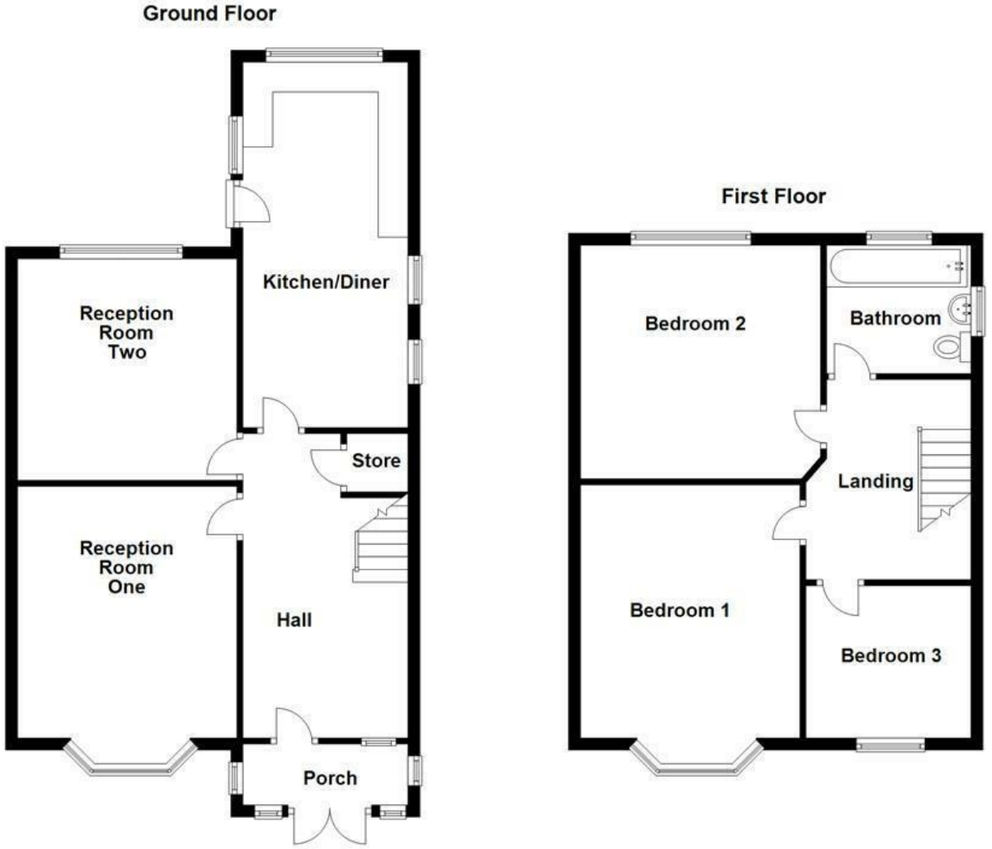
Keenans



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.







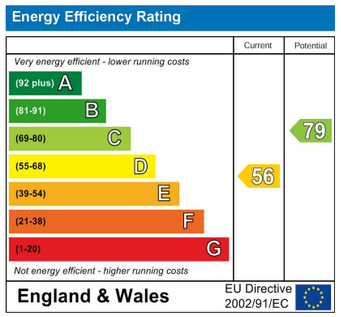


Manchester Road, Swinton, M27 5FX

£1,250 Per Month

THREE BEDROOM SEMI DETACHED FAMILY HOME

Well presented throughout with spacious rooms, neutral décor and two reception rooms, this idyllic three bedroom semi detached property is being proudly welcomed to the lettings market in the highly regarded location of Swinton. With spacious rooms, gardens to both the front and the rear and an abundance of indoor space, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.
The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen diner and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is a laid to lawn garden with patio and bedding areas to the rear and patio garden with bedding areas to the front with off road parking.



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.

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Manchester Road, Swinton, M27 5FX

£1,250 Per Month

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- Off Road Parking
- Three Bedroom Property
- Fitted Kitchen
- Three Piece Bathroom Suite
- Two Spacious Reception Rooms
- Gardens To Both Front And Rear Of Property
- Close Proximity To Amenities

Ground Floor

Entrance
UPVC double glazed leaded patio doors to porch.

Porch
6'11 x 2'3 (2.11m x 0.69m)
UPVC double glazed leaded window, tiled floor and hard wood single glazed front door to hall.

Hall
14'9 x 6'2 (4.50m x 1.88m)
Hard wood single glazed window, central heating radiator, picture rail, wood effect floor, doors to two reception rooms, kitchen, under stairs storage with boiler and meter cupboard

Reception Room One
13'10 x 12'1 (4.22m x 3.68m)
UPVC double glazed bay window, central heating radiator, picture rail, electric fire with granite effect hearth and surround , television point and wood effect floor.

Reception Room Two
12'10 x 12'1 (3.91m x 3.68m)
UPVC double glazed window, central heating radiator, picture rail, television point and wood effect floor.

Kitchen
20' x 7'8 (6.10m x 2.34m)
Four UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas and hob, extractor hood, space for fridge freezer, plumbed for washing machine, space for dish washer, tiled floor and hard wood door to rear.

First Floor

Landing
8'10 x 7'1 (2.69m x 2.16m)
UPVC double glazed window, picture rail, loft hatch and doors to three bedrooms and bathroom.

Bedroom One
14' x 11'8 (4.27m x 3.56m)
UPVC double glazed bay window, central heating radiator and picture rail.

Bedroom Two
12'10 x 12'4 (3.91m x 3.76m)
UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three
8'5 x 7'1 (2.57m x 2.16m)
UPVC double glazed leaded window, central heating radiator and picture rail.

Bathroom
7' x 6'1 (2.13m x 1.85m)
Two UPVC double glazed frosted windows, central heating radiator, three piece suite, panelled bath with electric feed shower, pedestal wash basin with mixer tap, dual flush WC , full tiled elevation and wood effect floor.

External

Front
Patio, bedding area and off road parking.

Rear
Laid to lawn with patio, bedding area and store shed.










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