
HUNTERS®
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®
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!



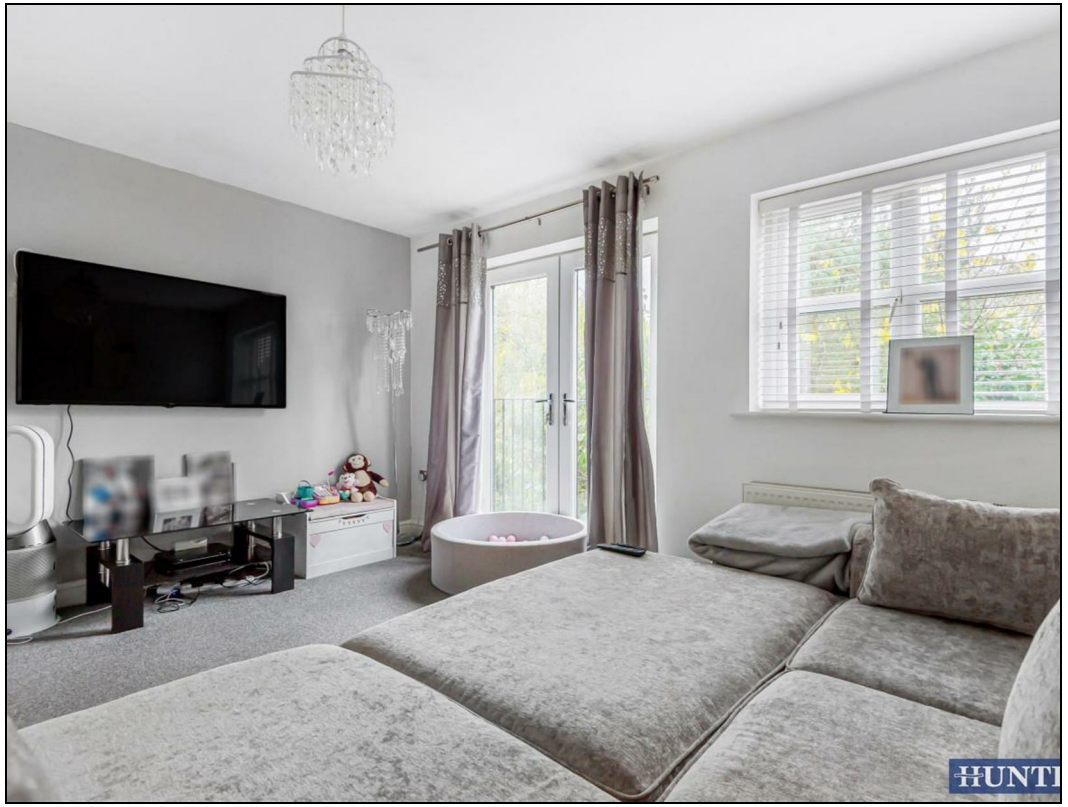
KEY FEATURES

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



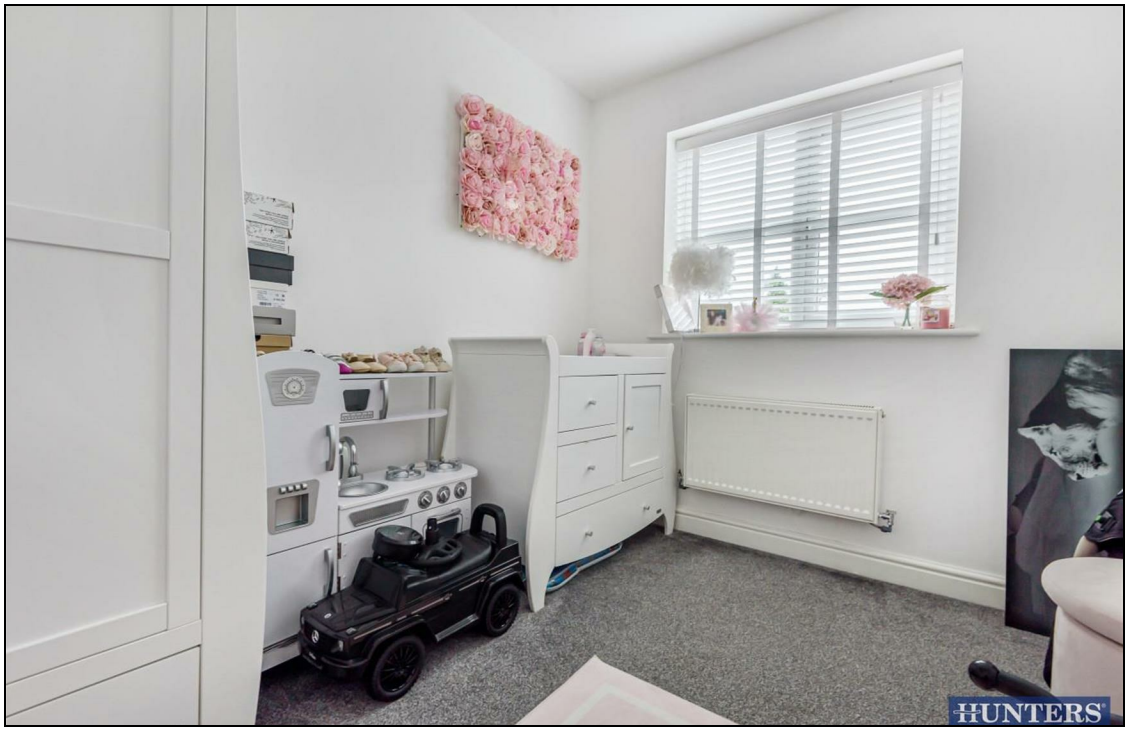




















Warren Drive, Swinton, Manchester, M27

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



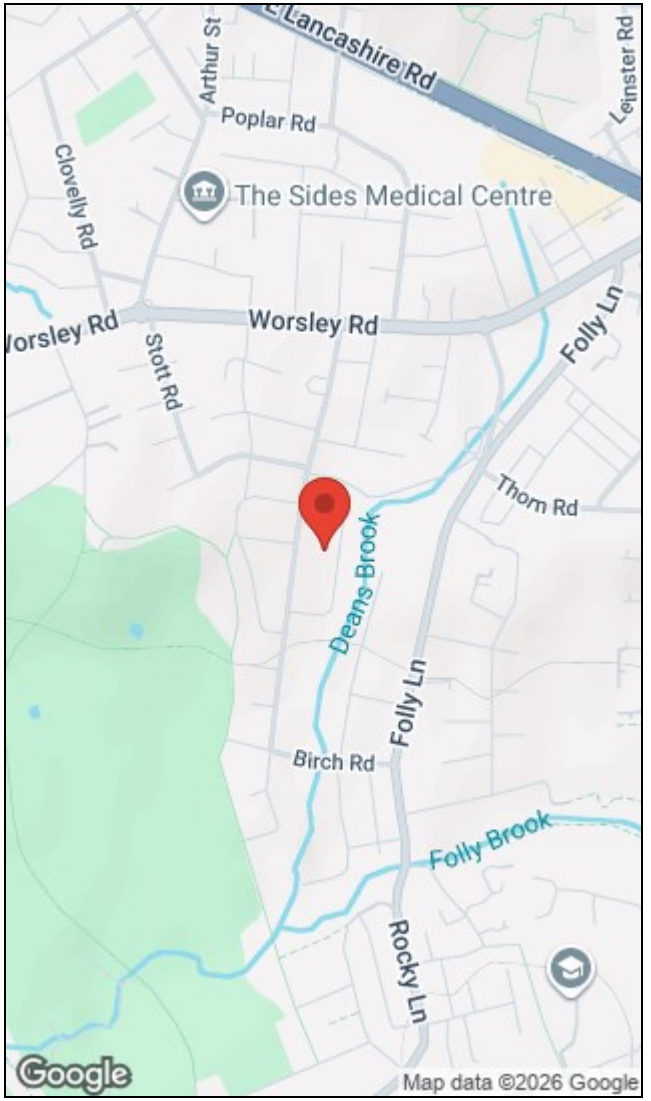
GROUND FLOOR
APPROX FLOOR
AREA 26.3 SQ M
(283 SQ FT)

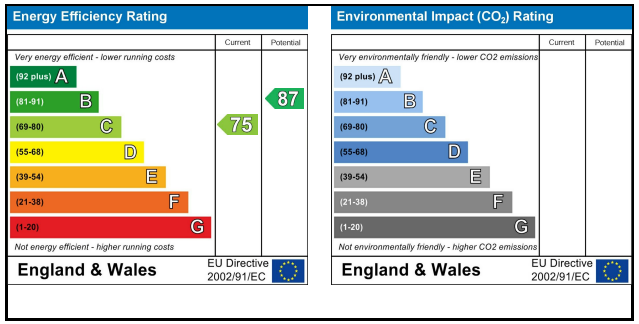
FIRST FLOOR
APPROX FLOOR
AREA 26.3 SQ M
(283 SQ FT)

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

Certified Property Measurer

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





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The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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