



## Charles Street, Manchester, M27 9UR

£1,150 Per Month

A SUPERB TWO BEDROOM TERRACE PROPERTY

Keenans Lettings welcomes to the rental market this refurbished two bedroom mid terrace located on Charles Street in the sought after location of Swinton. The property is within easy access to the many shops and amenities in Swinton, Worsley and Walkden. It is also well placed for access into Manchester city centre, with Moorside railway station within walking distance, alongside further major transport links making it ideal for those looking to commute across the North West. It would ideally suit a couple or small family seeking a comfortable home in a friendly neighbourhood.

The accommodation briefly comprises; to the ground floor entrance hall, lounge, separate sitting/dining room and a modern fitted kitchen. On the first floor a landing, two good sized bedrooms plus a three piece bathroom completes the internal living space.

Externally the property is garden fronted whilst to the rear there's an enclosed private low maintenance garden with decking.

For further information or to book a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents.

\*Some of our photos have been produced using AI to help you envisage your new rental home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Refurbished Mid Terrace Property
- Enclosed Private Rear Garden
- Council Tax Band A
- Popular Location
- Two Good Size Bedrooms
- Close Proximity to Local Amenities
- EPC Rating C
- Two Reception Rooms
- Excellent Transport and Commuter Links
- Available Immediately

## Ground Floor

### Entrance

UPVC double glazed entrance door to hallway.

### Hallway

Door to two reception rooms, stairs to first floor and wood effect laminate flooring.

### Reception Room One

11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Reception Room Two

14'1 x 12'2 (4.29m x 3.71m)

UPVC double glazed patio doors, central heating radiator, feature fireplace with surround, under stairs storage, open to kitchen and wood effect laminate flooring.

## Kitchen

12'9 x 7'1 (3.89m x 2.16m)

Two UPVC double glazed windows, central heating radiator, a range of base units with complementary work tops, integrated electric oven and four ring gas hob with extractor hood over, one and half bowl stainless steel sink with drainer and mixer tap, tiled splash backs, space and plumbing for washing machine, space for fridge freezer and tiled flooring.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bedroom One

14'1 x 11'6 (4.29m x 3.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

14'2 x 7'6 (4.32m x 2.29m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

8'2 x 6'3 (2.49m x 1.91m)

UPVC double glazed frosted window, heated towel rail, three piece bath suite in white consisting of panel bath with shower over, pedestal wash basin, dual flush W.C, tiled elevations and tiled flooring.

## External

### Front

Forecourt garden and on street parking.

### Rear

Enclosed garden with decking areas.



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