



**HUNTERS®**  
HERE TO GET *you* THERE

3 1 2 D

# Beechfield Road, Swinton, Manchester

Per Month £1,350 Per Month



Available to let is this well-presented and spacious home, ideally situated in a popular residential location in Swinton. Offering comfortable accommodation throughout, the property is perfectly suited to professionals, couples, or families seeking a home with excellent access to local amenities and transport links. The accommodation briefly comprises a bright and welcoming lounge, a modern fitted kitchen with ample storage and workspace, well-proportioned bedrooms, and a contemporary family bathroom. The property is well maintained throughout and provides a practical layout for modern living. Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining, together with a low-maintenance front garden and off-road parking (where applicable). Conveniently located close to local shops, supermarkets, schools, parks, and leisure facilities, the property also benefits from excellent transport connections, with easy access to Manchester City Centre, Salford, the M60 motorway network, and regular public transport services.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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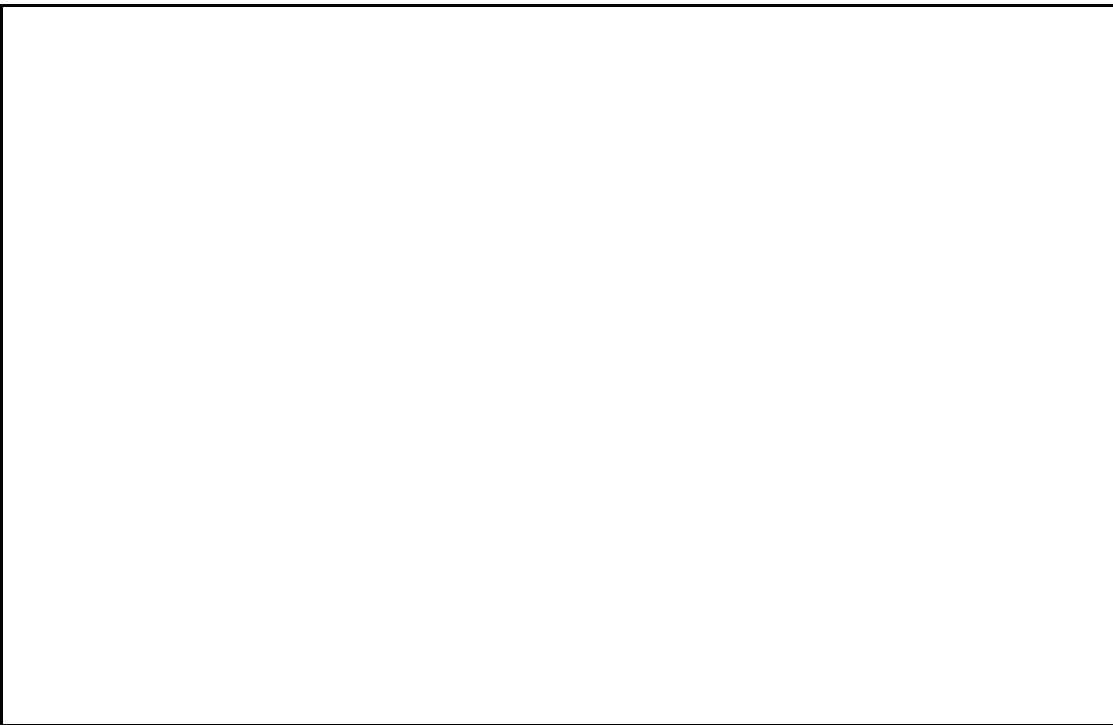


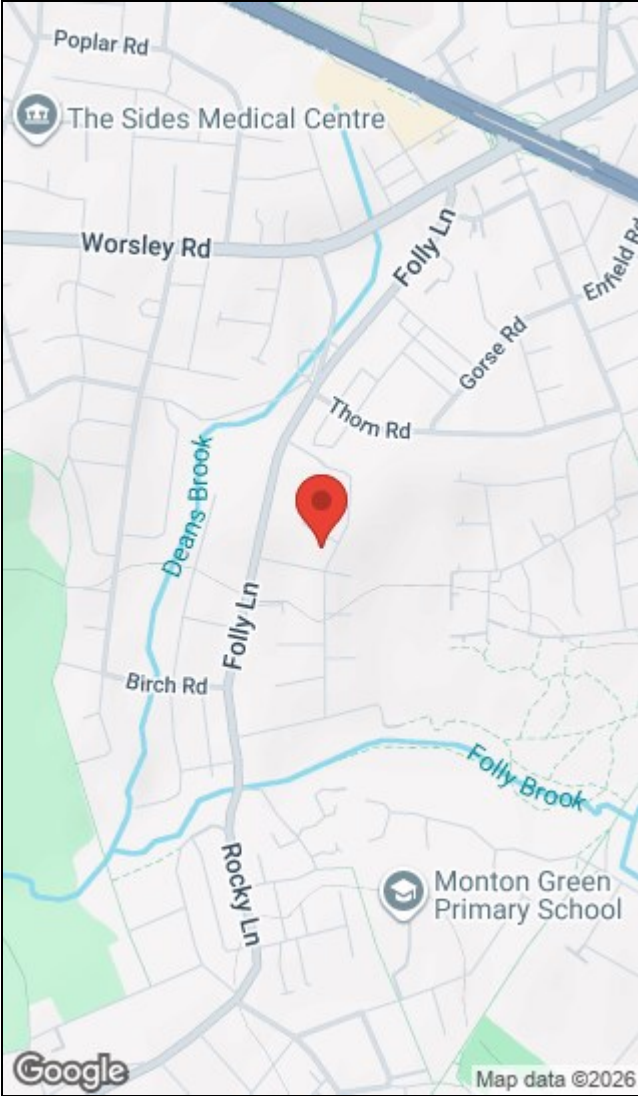
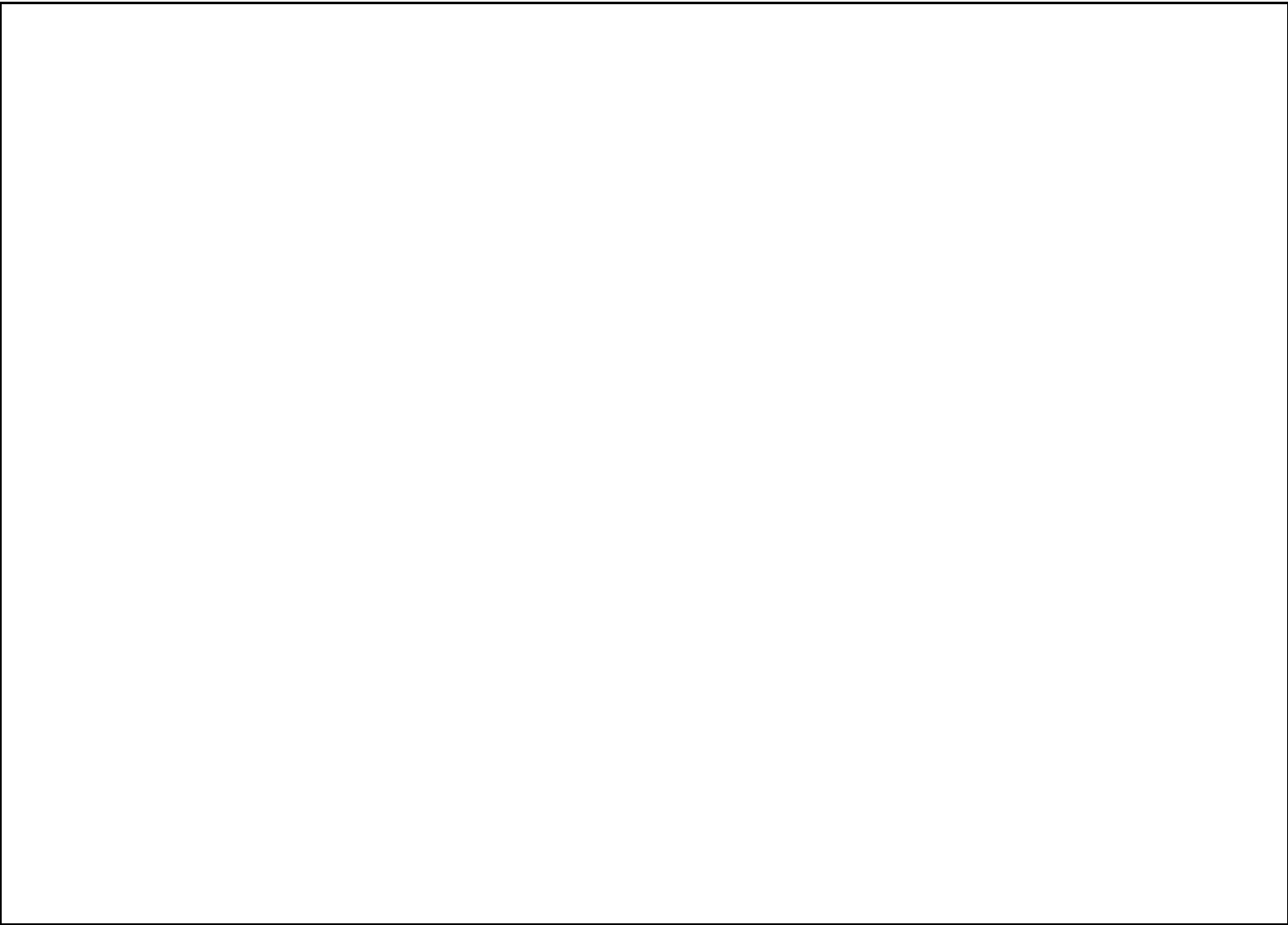
## KEY FEATURES

- 3 BEDROOMED SEMI DETACHED HOUSE
- OFF ROAD PARKING
- GARDENS TO FRONT AND REAR
- GOOD LOCATION
- SPACIOUS ACCOMMODATION
- EPC RATING D









| Energy Efficiency Rating                                        |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|-----------------------------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |                                                |         |           |
| (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 <sub>2</sub> emissions |         |           |                                                |         |           |
| England & Wales                                                 |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                                         |         |           | EU Directive 2002/91/EC                        |         |           |

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