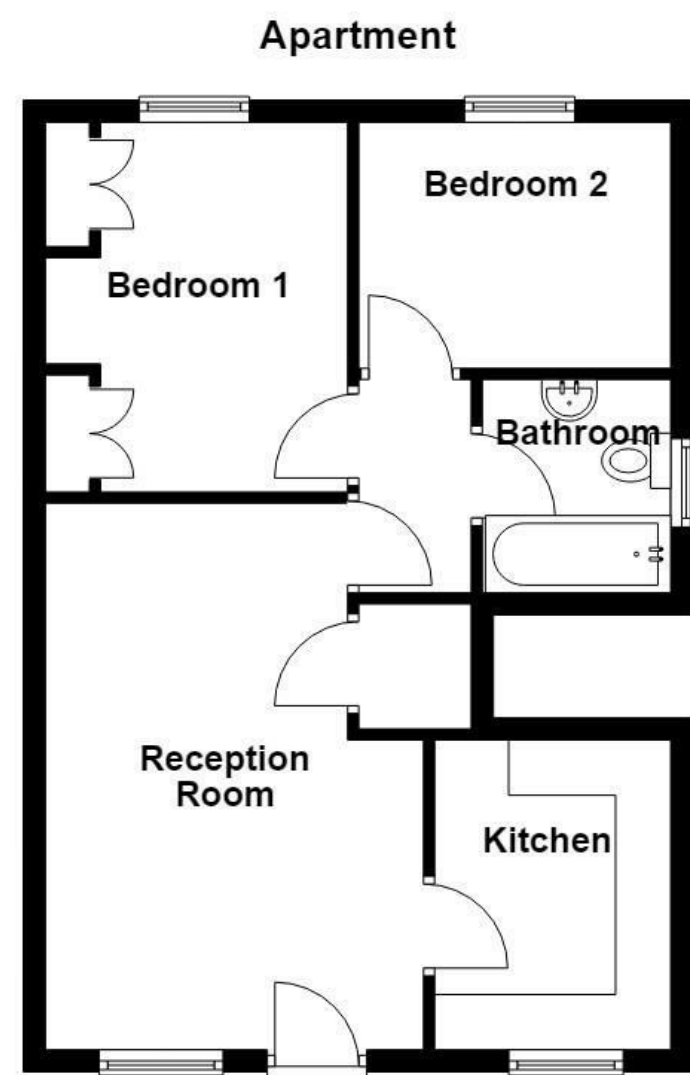




Wayfarers Way, Manchester, M27 5UZ

£950 Per Month

Welcome to this charming two-bedroom ground floor flat located on Wayfarers Way in the vibrant area of Swinton, Manchester. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two bedrooms, allowing for flexibility in use, whether you require a guest room, a home office, or simply extra space for your belongings. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is its prime location. Situated very close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the excellent transport links to the city centre, including bus routes and motorway access, make commuting a breeze.

For those with a vehicle, the flat comes with its own designated parking space, providing added convenience and peace of mind.

This apartment is not just a home; it is a lifestyle choice that offers both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this lovely flat your new home in Swinton.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 1 1 C

- Easy Access To Major Commuter Routes
- Off Road Parking
- Fitted Kitchen
- Pet friendly
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Three Piece Bathroom Suite
- EPC Rating C
- Spacious reception Room
- Viewing Essential

Ground Floor

Reception Room
16'3 x 11'3 (4.95m x 3.43m)

Kitchen
8'6 x 6'9 (2.59m x 2.06m)

Inner hall
7' x 3'2 (2.13m x 0.97m)

Bedroom One
11' x 9' (3.35m x 2.74m)

Bedroom Two
9'3 x 7'4 (2.82m x 2.24m)

Bathroom
6'4 x 5'7 (1.93m x 1.70m)

