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# Oaklands Road, Swinton, Manchester

Per Month £2,200 Per Month



This beautifully presented three-bedroom semi-detached home is available to rent in the highly sought-after area of South Swinton, offering spacious and contemporary accommodation finished to an exceptional standard throughout.

The property has been thoughtfully extended and modernised, creating a fantastic family home with versatile living space. The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, impressive open-plan kitchen and dining area, additional family room, utility room and a modern ground floor shower room. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property is set back from the road behind a walled frontage and benefits from off-road driveway parking. To the rear is a generous enclosed garden featuring a raised decked terrace, ideal for outdoor dining and entertaining, alongside a lawned area with fenced boundaries, external lighting and power points.

Ideally positioned close to a wide range of local amenities, including shops, cafés, bars and restaurants, the property also falls within the catchment area of highly regarded primary and secondary schools. Excellent transport links and easy access to the motorway network provide convenient commuting routes into Manchester City Centre, MediaCityUK and surrounding areas.

Offering stylish interiors, generous living space and a prime residential location, this outstanding rental property is sure to attract significant interest. Early viewing is highly recommended.



## KEY FEATURES

- BEAUTIFULLY PRESENTED
- 3 BEDROOMED SEMI DETACHED
- EXTENDED AND MODERNISED
- GOOD LOCATION IN SOUTH SWINTON
- SPACIOUS ACCOMMODATION
  - EPC RATING C
- OFF ROAD DRIVEWAY



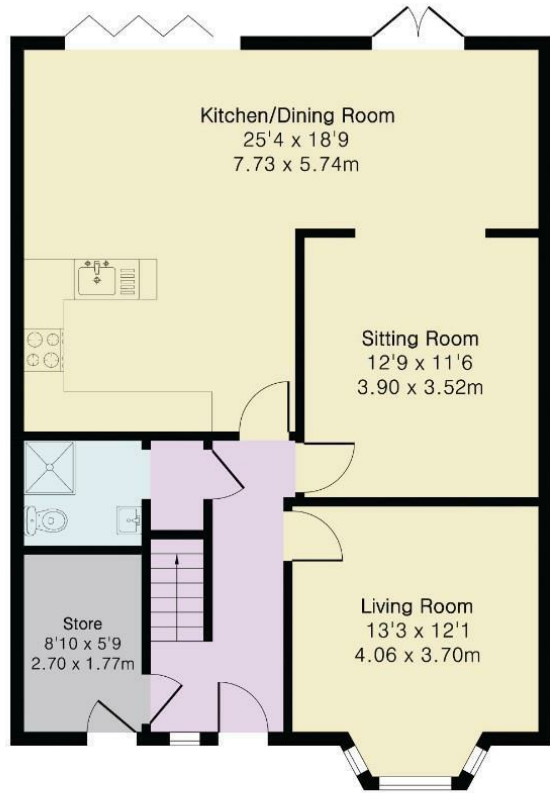




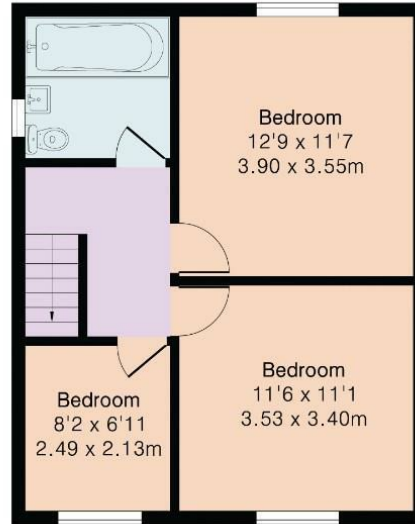
**Approximate Gross Internal Area 1323 sq ft - 123 sq m**

Ground Floor Area 861 sq ft – 80 sq m

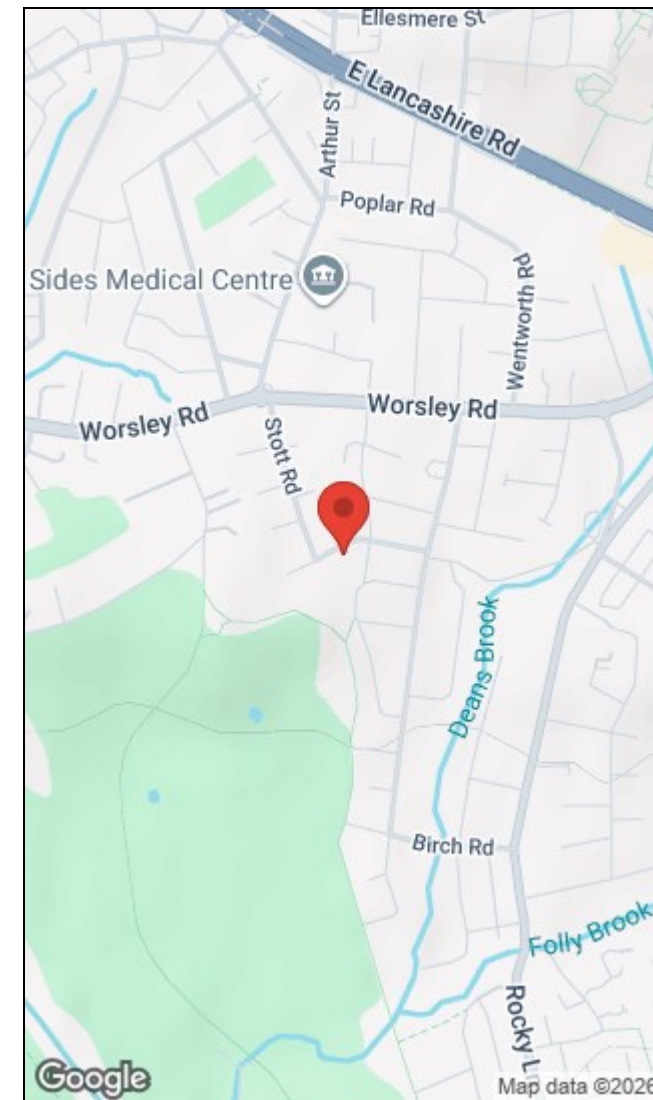
First Floor Area 462 sq ft – 43 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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