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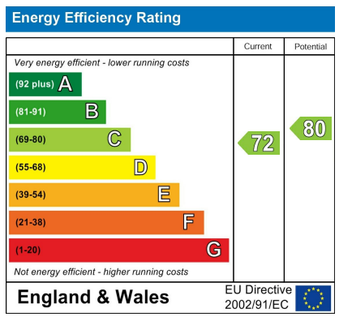












Partington Lane, Manchester, M27 5SE

£1,150 Per Month

A CHARMING TWO BEDROOM TERRACE WITH FRONT AND REAR GARDENS

Set back from the road behind a gated forecourt garden, this two bedroom terrace property is being welcomed to the rental market. It combines period charm with modern living and would be a great choice for individuals, couples or small families looking for a new home in a popular residential area of Swinton.

Entering through the porch into a bright reception room with feature panelled wall and to the rear a well-appointed kitchen offers shaker-style units, oak-effect worktops, black glass splashback, integrated oven, gas hob and hood. A washing machine, tumble dryer and dishwasher are included in the let. There's also a handy under stairs storage cupboard. To the first floor there are two bedrooms, both with fitted wardrobes, and a sleek, fully tiled shower room. The property also benefits from front and rear gardens.

Superbly located, within walking distance to the town centre and all of its amenities local shops, cafés, pubs. Salford Royal and lots of green spaces are all nearby. With easy access to major transport routes A580, M60 and M61. Also commuter links via the train station and regular bus services to Manchester City Centre and beyond.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

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.

113 Chorley Road, Swinton, Manchester, Lancashire, M27 4AA
Tel: 01616960085 | Email: kpm@keenanslettings.co.uk
www.keenans-estateagents.co.uk

Partington Lane, Manchester, M27 5SE

£1,150 Per Month

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- Two Bedrooms
- Mid Terrace Property
- Gardens Front and Rear
- Modern Fitted Kitchen
- Three Piece Shower Room
- Close Proximity to Local Amenities
- Excellent Transport and Commuter Links
- Council Tax Band A
- EPC Rating C
- Available Immediately

Ground Floor

Entrance
UPVC door to the porch.

Porch
5'4 x 2'5 (1.63m x 0.74m)
UPVC double glazed window, UPVC door to the reception room.

Reception Room
13'6 x 12'10 (4.11m x 3.91m)
UPVC double glazed window, central heating radiator, acoustic wood panelled elevations, meter cupboard, wood effect laminate flooring, door to the inner hallway.

Inner Hallway
3 x 2'3 (0.91m x 0.69m)
Smoke alarm, lino flooring, open to the kitchen diner, staircase to the first floor.

Kitchen / Diner
13'7 x 11'1 (4.14m x 3.38m)
UPVC double glazed window, central heating radiator, a range of panelled wall and base units, wood effect surface, ceramic sink and drainer with mixer tap, integrated electric high rise oven with a four ring gas hob and extractor hood, integrated fridge freezer, plumbing for a washing machine, wood effect vinyl flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing
3 x 2'4 (0.91m x 0.71m)
Smoke alarm, doors to two bedrooms and shower room.

Bedroom One
13'8 x 13'1 (4.17m x 3.99m)
UPVC double glazed window, central heating radiator.

Bedroom Two
11'1 x 6'1 (3.38m x 1.85m)
UPVC double glazed window, upright central heating radiator.

Shower Room
8'2 x 5'11 (2.49m x 1.80m)
UPVC double glazed window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, LED mirror, extractor fan, tiled flooring.

External

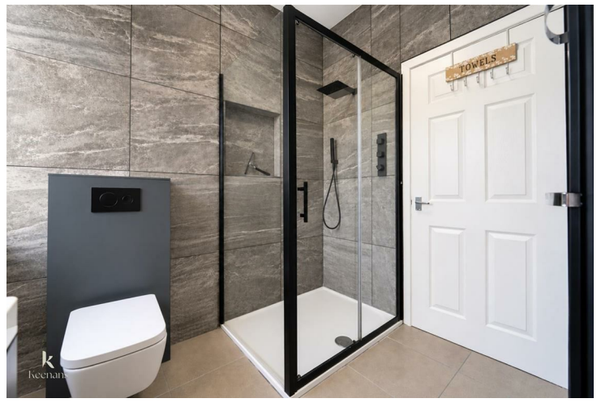
Front
Gated forecourt garden with mature planting.

Rear
Garden with patio, lawn, mature planting, storage shed and gated rear access

Agents Notes
Council Tax Band A.
EPC Rating C.








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