

Borchardt Drive, Manchester

- SUPERB CONDITION
- QUALITY FIXTURES AND FITTINGS
- WOODEN STORAGE SHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO MOTORWAY NETWORKS
- TWO RECEPTION ROOMS
- WELL MAINTAINED REAR GARDEN
- EPC RATING C
- FAMILY BATHROOM AND MASTER EN SUITE
- IDEALLY LOCATED FOR PUBLIC TRANSPORT LINKS

£1,600 Per Calendar Month

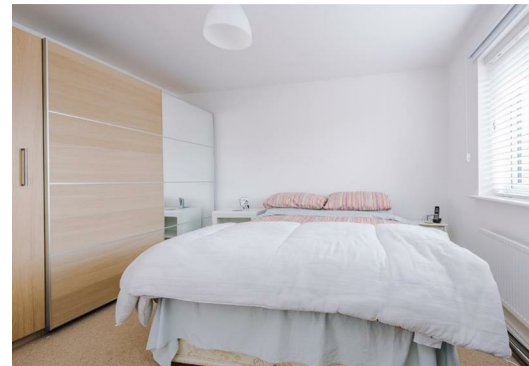
HUNTERS®

HERE TO GET *you* THERE

Borchardt Drive, Manchester

DESCRIPTION

***** IN EXCEPTIONAL CONDITION AND WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES, TWO RECEPTION ROOMS, BRIGHT AND SPACIOUS, EN SUITE PLUS A FAMILY BATHROOM, WELL LOCATED FOR COMMUTING ***** Presenting this three bedroomed detached home, offering three good sized bedrooms with the master benefiting from a shower en suite and a family bathroom. Two reception rooms and a full width dining/kitchen to the rear create a wrap around style ground floor space. The property is decorated neutrally throughout, fitted with Upvc windows and doors to the rear and a composite door to the front entrance. Floorings throughout include Amtico flooring, fitted carpet and ceramic floor tiling. The stylish fitted kitchen allows for ample storage including larder style base cupboards and provides integrated appliances including a fridge-freezer, washer-dryer and dishwasher. A free standing island with three drawers and additional wall storage has been provided to the ground floor. Free standing wardrobes to two bedrooms and mirror fronted bathroom cabinets are in place. Window dressings are provided and comprise of a variety of white Venetian blinds, black out roller blinds and curtains. The property is well located for those wanting to commute using the nearby public transport links and is well placed for access to the motorway. Swinton Town Centre is close by.

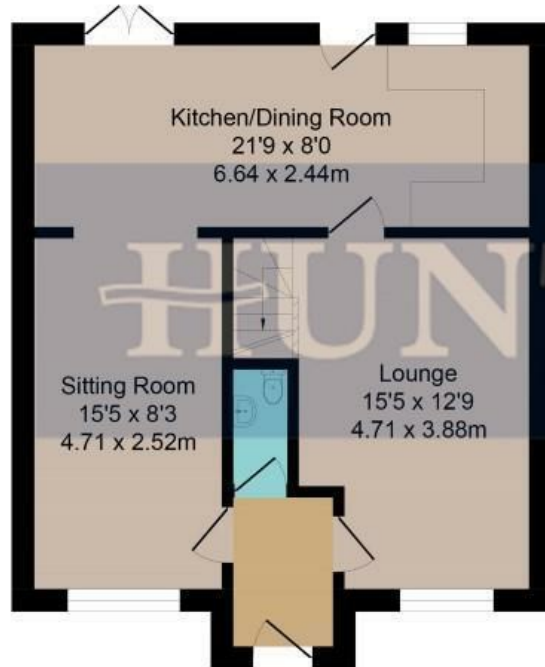




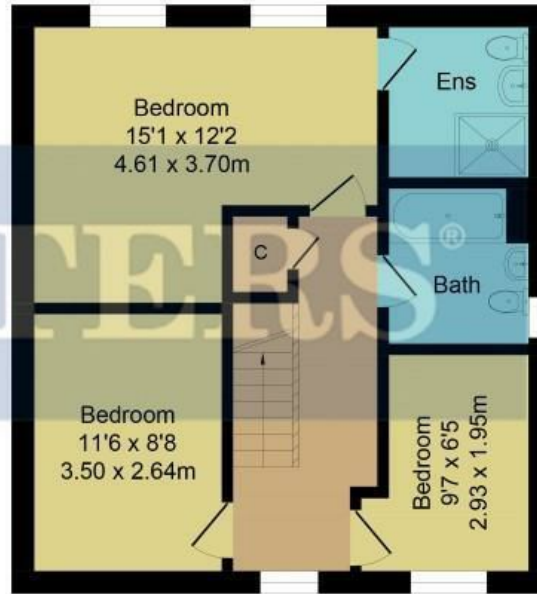
Borchardt Close, Swinton

Total Approx. Floor Area 1052 Sq.ft. (97.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 532 Sq.Ft
(49.5 Sq.M.)



First Floor
Approx. Floor
Area 520 Sq.Ft
(48.4 Sq.M.)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Worsley Lettings Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

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