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# Moorside Road, Swinton

## Per Month £975 Per Month



A one-bedroom flat situated on Moorside Road, close to Swinton Town Centre.

Access is via rear entrance leading to the first floor, where the hallway opens into a bright open-plan lounge and kitchen area. This space features stylish laminate flooring and neutral décor throughout, creating a modern and inviting feel. The kitchen is fitted with a range of contemporary units, offering good storage and preparation space.

The property benefits from a spacious double bedroom, providing ample room for furnishings.

The shower room comprises a modern white three-piece suite, finished to a clean and practical standard.

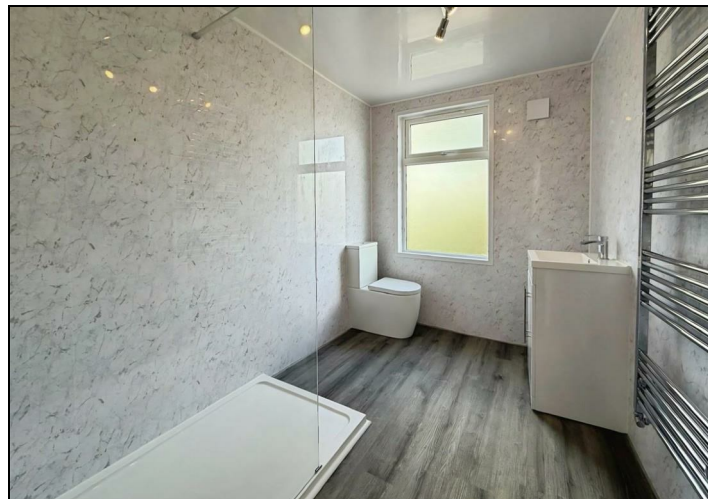
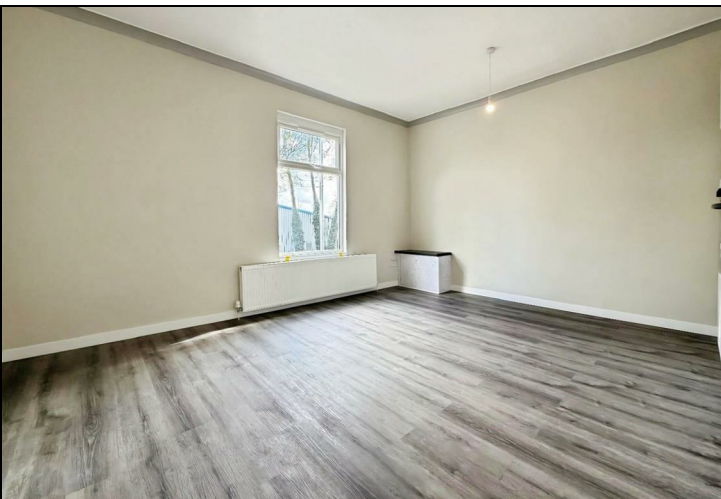
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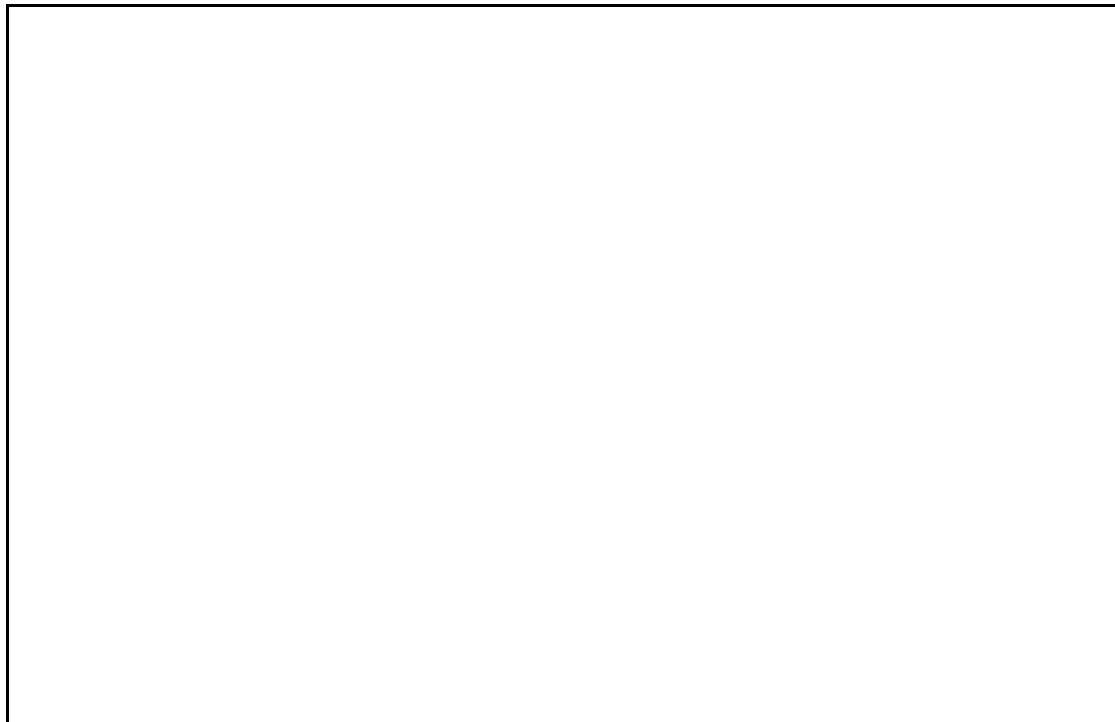


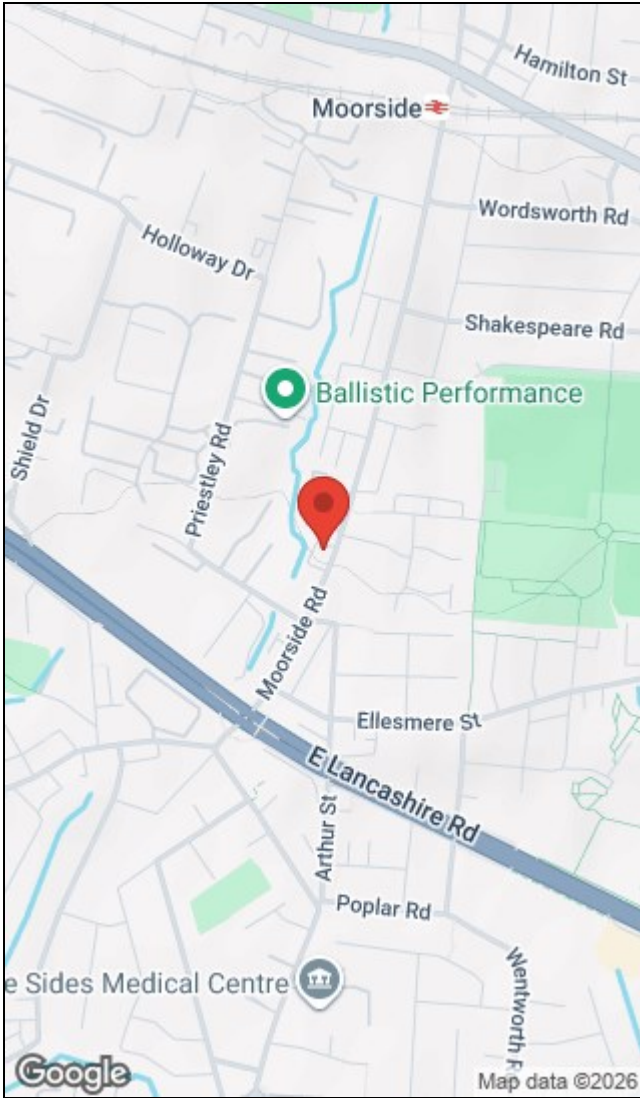


## KEY FEATURES

- ONE DOUBLE BEDROOM
  - FIRST FLOOR
  - PRIVATE ENTRANCE
- CLOSE TO SWINTON TOWN CENTRE
  - FULLY REFURBISHED
  - EPC RATING







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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