



HUNTERS[®]
HERE TO GET *you* THERE



Broadgate Meadow, Eccles Road, Swinton, M27
5PQ
£120,000



HUNTERS are delighted to offer for sale this well two-bedroom ground floor apartment, situated within a quiet residential area of Swinton.

Benefiting from gas central heating, the property comprises an entrance hallway, spacious lounge, fitted kitchen, two double bedrooms and a modern bathroom/WC.

An ideal opportunity for first-time buyers, downsizers or investors, with the property being well positioned for local amenities and transport links.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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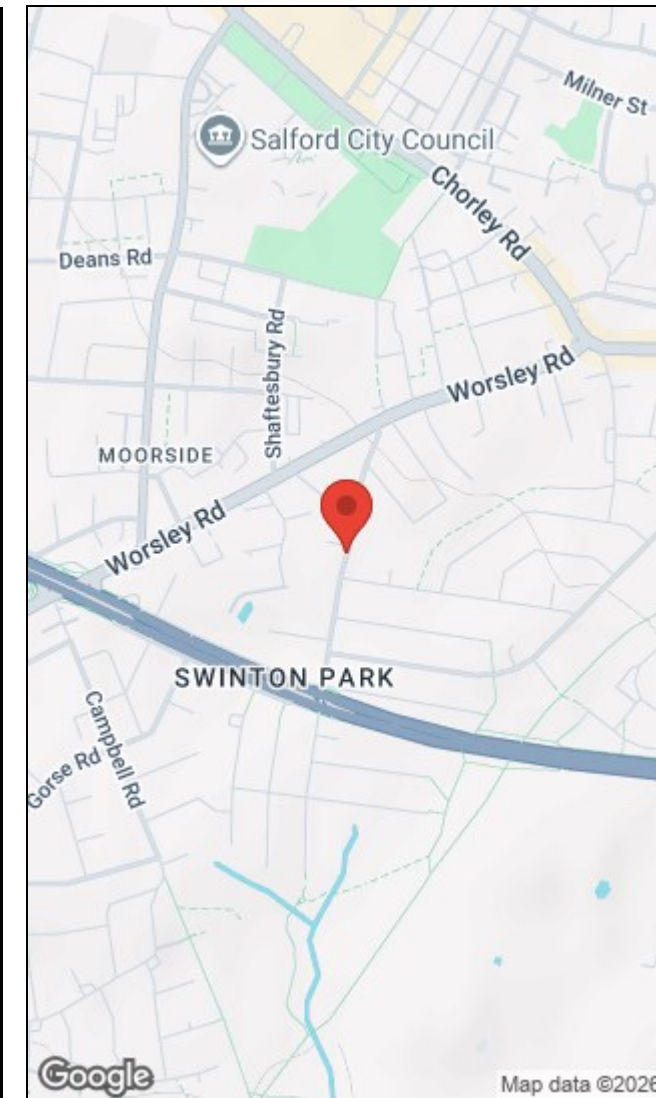
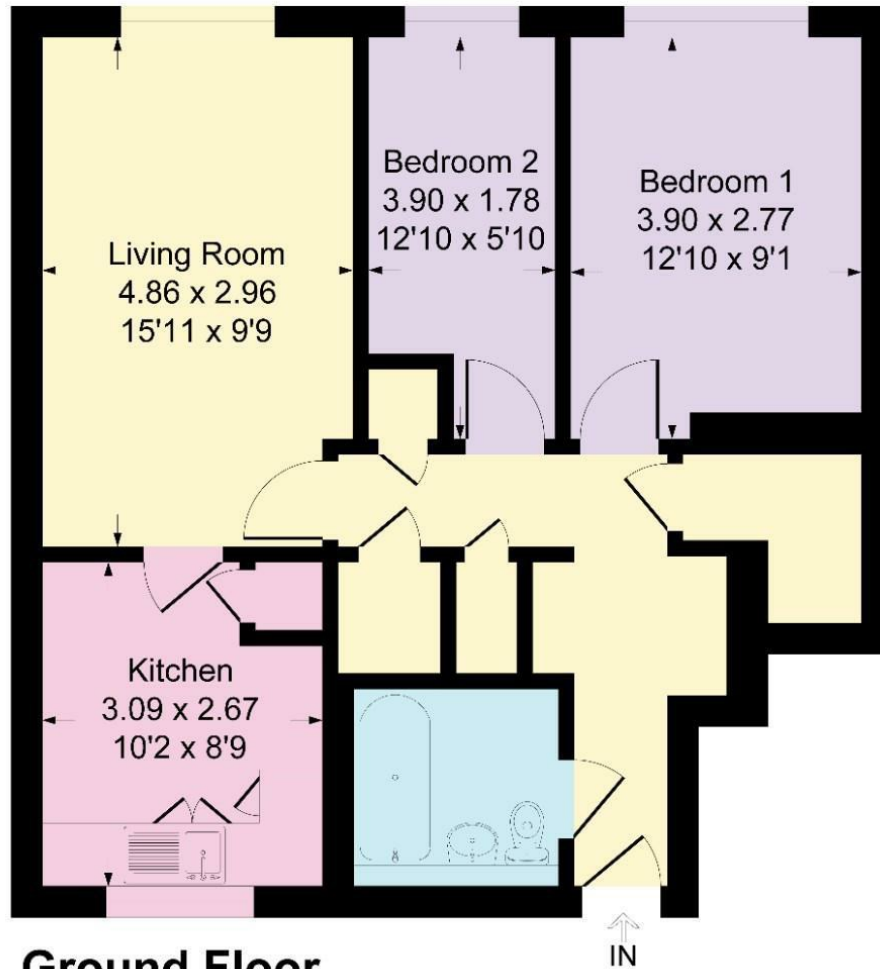
KEY FEATURES

- TWO BEDROOMED
- GROUND FLOOR
- PERFECT FOR FIRST TIME BUYERS
 - NO CHAIN
- IN NEED OF MODERNISATION





Approximate Gross Internal Area = 59.2 sq m / 638 sq ft



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

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