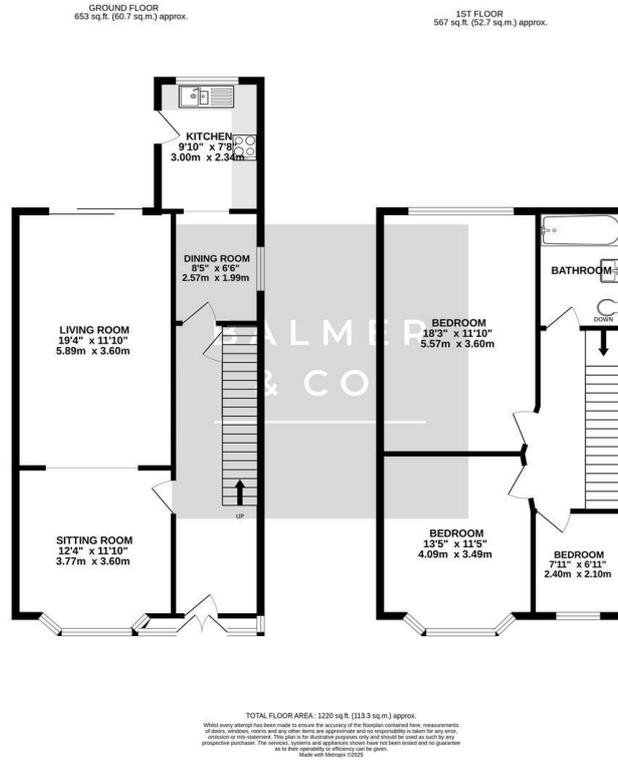


Manchester Road, Swinton, M27 5FX  
£295,000

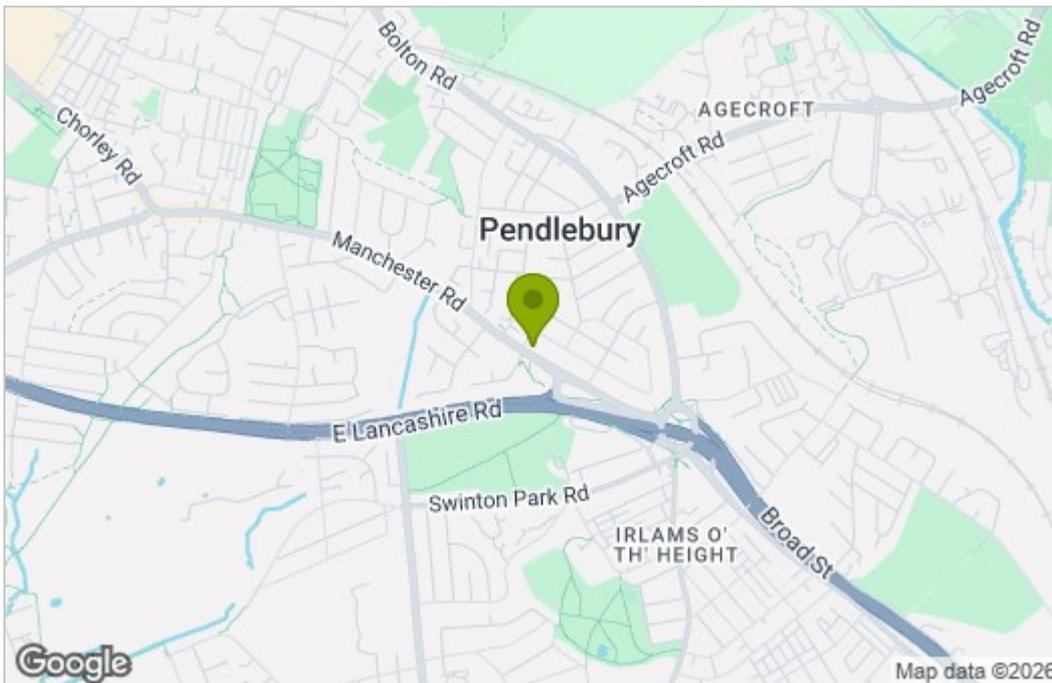


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Swinton. Very nicely presented throughout and extended to the rear, this larger than average property offers excellent family living space. Comprising in brief of entrance porch, hallway, large bay fronted living room, separate sitting room with patio doors leading to the rear garden, with an open plan, extended kitchen/dining room completing the ground floor. To the first floor is a large master bedroom with bay fronted window, second double bedroom with fitted wardrobes, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with a garden frontage and long driveway providing ample off-road parking, whilst to the rear there is a fully enclosed, low maintenance garden with a detached single garage with electrics providing external storage. The property is ideally situated opposite Westlands playing fields and bus stop providing excellent transport links, whilst it also sits on the edge of the East Lancashire road proving immediate access into Manchester city centre. Early viewings highly recommended, all enquiries welcome.

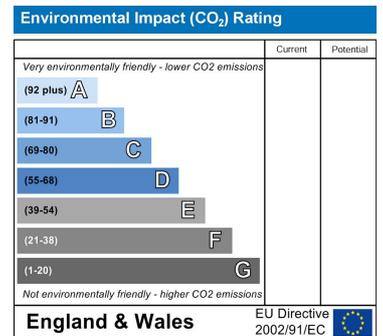
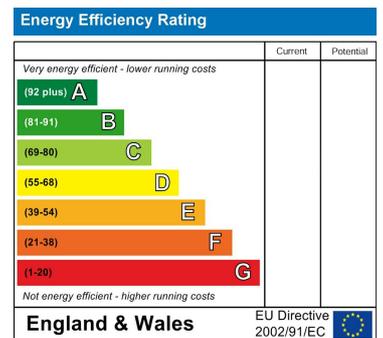
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.