


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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East Lancashire Road, Manchester, M27 5QJ

£230,000

THE PERFECT FAMILY HOME

Situated in the heart of Swinton, Manchester, this delightful semi-detached family home on East Lancashire Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideally suited for a small family seeking a welcoming environment.

As you step inside, you will be greeted by a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. The stylish interior decor enhances the home's charm, making it a delightful space for both relaxation and entertaining.

The property boasts a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the wrap-around lawn at the front and side of the house provides ample space for children to play or for family gatherings during the warmer months.

One of the standout features of this home is its unrivalled access to major commuter routes, making it an ideal choice for those who work in Manchester City Centre or Salford. The location offers the perfect balance of suburban tranquility and urban convenience, ensuring that all essential amenities are within easy reach.

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 3  1  1  D

- Tenure Freehold
 - On Street Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Generously Sized Bedrooms
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Viewing Essential
 - Ample Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hallway

7'8 x 6'6 (2.34m x 1.98m)

UPVC double glazed window, central heating radiator, wood effect flooring, stairs to first floor and doors to kitchen and reception room one.

Kitchen

10'10 x 7'8 (3.30m x 2.34m)

UPVC double glazed window, high gloss wall and base units with laminate worktops, oven with 4 ring electric hob, extractor hood and tiled splashbacks, composite sink and draining board with mixer tap, space for undercounter fridge and freezer, wood effect flooring, UPVC double glazed frosted door to side elevation.

Reception Room One

17'7 x 10'11 (5.36m x 3.33m)

UPVC double glazed bay window, two central heating radiators, coving to ceiling, partial wood panelled elevations, wood effect flooring and UPVC double glazed sliding door to the rear.

First Floor

Landing

Loft access, UPVC double glazed window on stair return, doors to three bedrooms and bathroom.

Bedroom One

10'11 x 9'6 (3.33m x 2.90m)

UPVC double glazed bay window, central heating radiator.

Bedroom Two

10'11 x 7'11 (3.33m x 2.41m)

UPVC double glazed window, central heating radiator.

Bedroom Three

7'11 x 7'9 (2.41m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'11 (2.34m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush W/C, vanity top wash basin with mixer tap, corner bath with traditional taps and over head direct feed rainfall shower with a rinse head, tiled elevations, spotlights extractor fan and vinyl flooring.

External

Front

Laid to lawn garden.

Rear

Paving and slate chippings.

