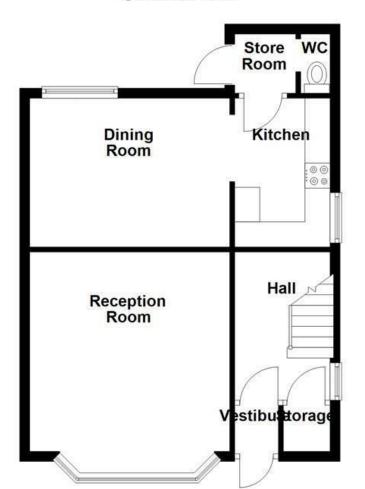
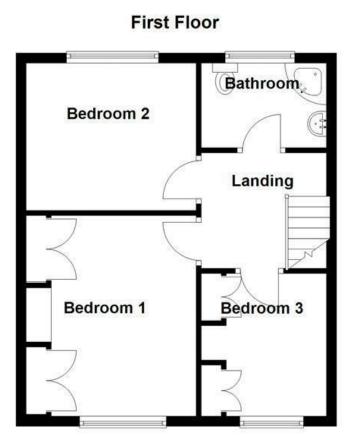
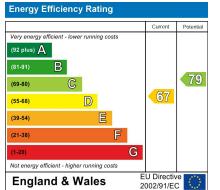
# KEENANS Sales & Lettings

#### **Ground Floor**







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









## Milner Street, Swinton, M27 4AS Offers Over £260,000

IDEAL FAMILY HOME OR INVESTMENT OPPORTUNITY WITH NO CHAIN DELAY

Situated on Milner Street in Swinton, Manchester, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The adjoining dining room provides a lovely space for family meals and gatherings, creating a warm and inviting atmosphere.

The fitted kitchen is well-equipped, making it a joy for any home cook to prepare meals. The property boasts an abundance of indoor space, ensuring that every family member can enjoy their own area while still coming together in shared spaces. The three-piece bathroom suite is both functional and stylish, catering to the needs of a modern family.

Outside, the property features ample garden space, perfect for children to play or for hosting summer barbecues. The driveway and carport offer convenient off-road parking, adding to the practicality of this lovely home

This semi-detached house on Milner Street is not just a property; it is a place where memories can be made. With its generous living spaces and outdoor areas, it is an ideal choice for families seeking a comfortable and inviting home in a friendly neighbourhood. Don't miss the opportunity to make this charming house your new home.

## Milner Street, Swinton, M27 4AS Offers Over £260,000











- Tenure Freehold
- Gated Off Road Parking With Car Port
- Fitted Kitchen And Three Piece Bathroom Suite Abundance Of Space
- Close Proximity To Local Amenities
- Council Tax Band A
- No Chain Delay

#### **Ground Floor**

#### **Entrance**

Composite frosted door to vestibule.

#### Vestibule

3' x 2'10 (0.91m x 0.86m)

#### Hall

9'2 x 6'3 (2.79m x 1.91m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring, door to storage, stairs to first floor and door to

#### **Reception Room**

13'1 x 13' (3.99m x 3.96m)

UPVC double glazed window, two central heating radiators, electric fire, coving, wood effect flooring, and door to dining room.

#### **Dining Room**

12'6 x 9'9 (3.81m x 2.97m)

UPVC double glazed window, central heating radiator, wood effect flooring, open access to kitchen.

#### Kitchen

11'3 x 6'9 (3.43m x 2.06m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated double oven, four ring gas hob, glass splash back, space for washing machine, tiled effect flooring and door to store room.

#### **Store Room**

4'1 x 3'9 (1.24m x 1.14m)

Tiled effect flooring, door to rear and open access to WC.

3'9 x 3'3 (1.14m x 0.99m) Low flush WC and tiled effect flooring.

#### Landing

7'10 x 6'11 (2.39m x 2.11m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

#### **Bedroom One**

13'2 x 11'2 (4.01m x 3.40m)

UPVC double glazed window, central heating radiator and fitted

#### **Bedroom Two**

10'11 x 9'10 (3.33m x 3.00m)

UPVC double glazed window and central heating radiator.

#### **Bedroom Three**

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window, central heating radiator and fitted

- EPC Rating D
- Bursting With Potential
- Easy Access To Major Commuter Routes



6'10 x 5'6 (2.08m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin, low flush WC, corner wood panel bath, overhead direct feed shower and rinse head, tiled elevation, tiled effect flooring.

#### **External**

### Rear

Enclosed laid to lawn garden, paving, bedding areas and mature

#### Front

Laid to lawn garden, bedding areas and paved drive with car port.















