



## Swinton Park Road, Salford, M6 7WT

### £130,000

TWO-BEDROOM SPACIOUS FIRST FLOOR FLAT IN MANCHESTER

Nestled on Swinton Park Road in the vibrant area of Salford, this charming flat offers a delightful living experience. The property features two well-proportioned bedrooms, perfect for a small family or professionals seeking a comfortable home. The shared bathroom is conveniently located, ensuring ease of access for all residents.

The spacious reception room is a standout feature, providing an inviting area for relaxation and entertainment. This room seamlessly opens up to a dining and kitchen space, creating a wonderful flow for social gatherings and family meals. The kitchen is well-equipped, making it a joy for those who love to cook and entertain.

Additionally, the property boasts a garage space, offering valuable storage or parking options. This flat combines practicality with comfort, making it an ideal choice for anyone looking to settle in a lively community. With its appealing layout and convenient location, this property is not to be missed.

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

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- Tenure Leasehold
  - Communal Off Road Parking With Garage Space
  - Ideal Location
  - Close Proximity To Local Amenities
- EPC Rating TBC
  - Two Well Proportioned Bedrooms
  - Viewing Essential
- Council Tax Band A
  - First Floor Flat
  - Easy Access To Major Commuter Routes

Entrance

Hall  
8'5 x 4'8 (2.57m x 1.42m)

Bedroom One  
14'11 x 9'11 (4.55m x 3.02m)

Bathroom  
6'11 x 5'4 (2.11m x 1.63m)

Reception Room  
13'8 x 12'8 (4.17m x 3.86m)

Bedroom Two  
11'6 x 6'6 (3.51m x 1.98m)

Kitchen  
7'4 x 6'11 (2.24m x 2.11m)



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