



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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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Swinton Park Road, Salford, M6 7WT

£130,000



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

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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