

## Stanwell Road, Swinton, M27 5TH

### £240,000


A THREE BEDROOM HOUSE IDEAL FOR A FAMILY.

Nestled on the desirable Stanwell Road in Swinton, Manchester, this charming house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three bedrooms, this property is designed to accommodate family living with ease.

The ground floor boasts two spacious reception rooms, perfect for entertaining guests or enjoying family meals. The layout of the ground floor is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential.

The property features a large back garden, providing ample space for children to play or for gardening enthusiasts to cultivate their green thumbs. This outdoor area is a wonderful extension of the home, ideal for summer barbecues or simply relaxing in the fresh air. Additionally, the low maintenance front garden adds to the property's appeal, allowing for a neat and tidy exterior without the burden of extensive upkeep.

Situated in the heart of Swinton, this home benefits from a convenient location, with local amenities, schools, and transport links just a stone's throw away. This makes it an ideal choice for families looking to settle in a vibrant community while enjoying the comforts of suburban living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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 3  1  2  D

- Semi Detached Property
  - Fitted Kitchen
  - Off Road Parking
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Shower Room
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: B

Ground Floor

Vestibule

6'1 x 1'8 (1.85m x 0.51m)  
UPVC double glazed frosted entrance door, two UPVC double glazed frosted windows, two hardwood windows and hardwood door to hall.

Hall

12'8 x 6' (3.86m x 1.83m)  
Central heating radiator, smoke alarm, picture rail, under stairs storage, stairs to first floor and open access to reception room two and kitchen.

Kitchen

14'7 6'8 (4.45m 2.03m)  
UPVC double glazed window, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, space for fridge, space for freezer, plumbing for washing machine, meter cupboard, tiled elevation and wood effect flooring.

Reception Room Two

12'11 x 10'1 (3.94m x 3.07m)  
Central heating radiator, dado rail, open access to reception room one and UPVC double glazed sliding door to rear.

Reception Room One

10'11 x 10'6 (3.33m x 3.20m)  
UPVC double glazed bay window, central heating radiator, dado rail, two feature wall lights, log burner effect electric fire, tiled hearth, marble effect surround and wood mantle.

First Floor

Landing

6'7 x 6'1 (2.01m x 1.85m)  
UPVC double glazed frosted window, smoke alarm, loft access, picture rail and doors to three bedrooms and shower room.

Bedroom One

11'5 x 10'3 (3.48m x 3.12m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)  
UPVC double glazed bay window, central heating radiator, two feature wall lights and fitted wardrobes.

Bedroom Three

7'11 x 6'8 (2.41m x 2.03m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

Shower Room

7'6 x 5'11 (2.29m x 1.80m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with traditional taps, electric feed shower in single enclosure, extractor fan, tiled elevations and wood effect flooring.

Eternal

Front

Enclosed imprinted concrete drive.

Rear

Enclosed laid to lawn garden, paving, bedding areas and two storage sheds.



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