

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Cheetham Road, Swinton, M27 4UL

### £200,000

#### THREE BEDROOM HOME IN SWINTON

Situated on Cheetham Road in the delightful area of Swinton, Manchester, this charming house offers a fantastic opportunity for those seeking to create their perfect home. The property features a welcoming reception room that flows effortlessly into a spacious dining area, making it an ideal space for entertaining family and friends.

With three bedrooms, including a generously sized double bedroom, this home provides ample space for a growing family or those who require extra room for guests. The generous attic room adds to the appeal, offering a versatile area that can be transformed into a home office or an additional bedroom, tailored to your personal needs.

While the house does require some work, with a touch of imagination and effort, you can easily make this house a place to truly call home.

The property is ideally located in a friendly neighbourhood, providing convenient access to local amenities and transport links. This makes it an excellent choice for both families and professionals alike. Do not miss the opportunity to explore the potential of this lovely home on Cheetham Road, where you can envision a bright future in a welcoming community.

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# Cheetham Road, Swinton, M27 4UL

## £200,000

 3  1  2  E

- Terraced Propety
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: E
- Three Bedrooms
  - Three Piece Bathroom
  - Tenure: Rentcharge
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band; A

### Ground Floor

#### Vestibule

3'4 x 2'5 (1.02m x 0.74m)  
UPVC double glazed frosted entrance door, coving, tiled floor and door to hall.

#### Hall

10'3 x 3'4 (3.12m x 1.02m)  
Central heating radiator, wood effect flooring, stairs to first floor and door to reception room two.

#### Reception Room Two

14'6 x 12'2 (4.42m x 3.71m)  
UPVC double glazed window, central heating radiator, living flame gas fie, wood mantle, wood effect flooring, under stairs storage, open access to reception room one and door to kitchen.

#### Reception Room One

11'5 x 9'11 (3.48m x 3.02m)  
UPVC double glazed bay window, central heating radiator, alcove storage and wood effect flooring.

#### Kltchen

8'9 x 8'2 (2.67m x 2.49m)  
UPVC double glazed window, spotlights, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven in high rise units, four burner gas hob, extractor hood, space for microwave, plumbing for washing machine, boiler, space for fridge freezer, tile effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

12'4 x 4'8 (3.76m x 1.42m)  
Loft access and doors to three bedrooms and bathroom.

#### Bedroom One

12'3 x 10' (3.73m x 3.05m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

12'4 x 7'11 (3.76m x 2.41m)  
UPVC double glazed bay window, central heating radiator and fitted wardrobes.

#### Bedroom Three

9'10 x 6'10 (3.00m x 2.08m)  
UPVC double glazed window.

#### Bathroom

8'8 x 8'6 (2.64m x 2.59m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity wash basin with traditional taps, panel bath with mixer tap and rinse head, integrated storage, part tiled elevations and tiled floor.

### Second Floor

#### Loft Room

14'11 x 10'8 (4.55m x 3.25m)  
Access via loft ladder, Velux window, spotlights and wood effect flooring,

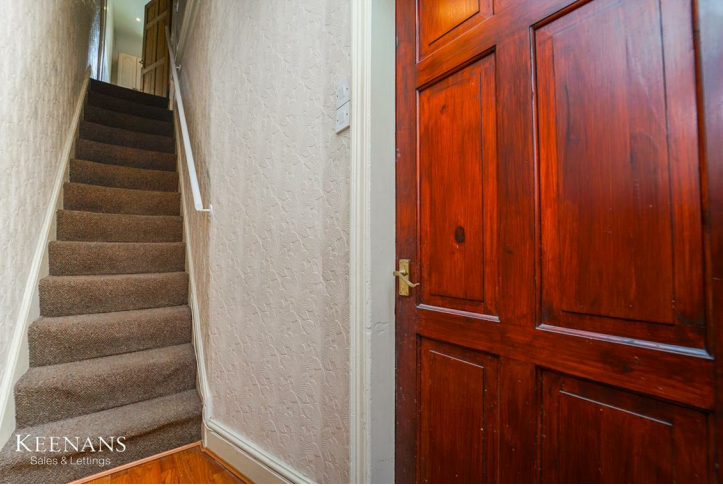
#### External

#### Front

Courtyard.

#### Rear

Enclosed yard and gated access to rear.



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