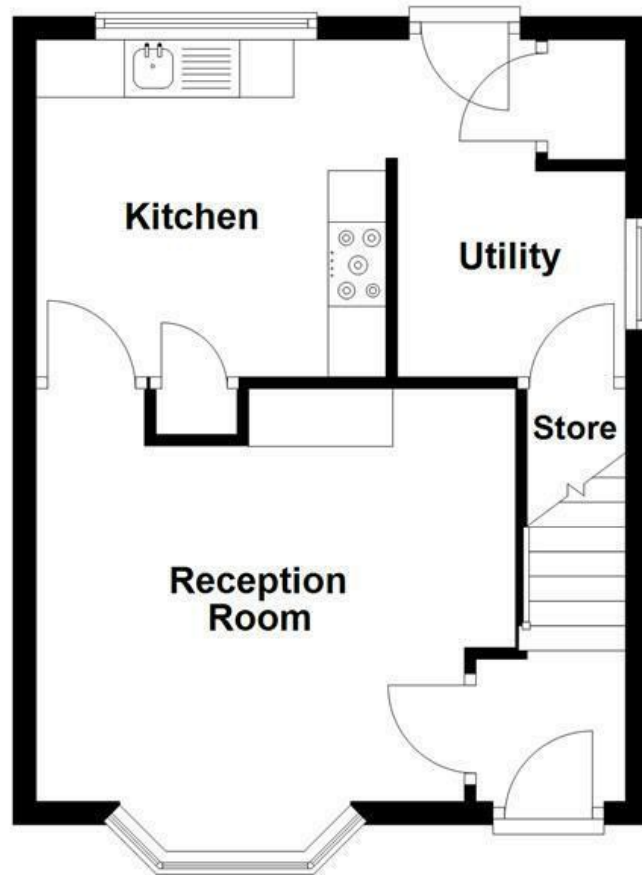


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
EU Directive 2002/91/EC		
England & Wales		

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.

Lilac Avenue, Swinton, M27 4UE

Offers Over £220,000

EXCEPTIONAL SEMI DETACHED FAMILY HOME

Welcome to this charming semi-detached family home located on the desirable Lilac Avenue in Swinton, Manchester. This spacious property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The modern three-piece bathroom suite adds a touch of contemporary elegance, ensuring comfort and convenience for all residents.

One of the standout features of this home is the stunning rear garden, which offers a perfect retreat for outdoor relaxation and entertaining. Whether you envision summer barbecues or a tranquil space for gardening, this garden provides a complete blank canvas for your personal touch.

The property is ready to move into, allowing you to settle in without the hassle of extensive renovations. With its inviting atmosphere and ample living space, this semi-detached house is a wonderful opportunity for anyone looking to establish their home in a friendly neighbourhood.

Do not miss the chance to view this delightful property, where comfort and potential await.

Lilac Avenue, Swinton, M27 4UE

Offers Over £220,000

 3  1  1  C

- Immaculate Semi Detached Property
 - Complete Blank Canvas
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Perfect First Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Stunning Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Hall

UPVC double glazed frosted front door, door to reception room and stairs to first floor.

Reception Room

13'9 x 11'9 (4.19m x 3.58m)

UPVC double glazed bay window, central heating radiator, television point, wood effect flooring and door to kitchen.

Kitchen

9'10 x 9'7 (3.00m x 2.92m)

UPVC double glazed window, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, space for freestanding range cooker, wood effect flooring, door to utility and UPVC double glazed frosted door to rear.

Utility

6'10 x 5'11 (2.08m x 1.80m)

UPVC double glazed window, plumbing for washing machine, space for dryer, space for fridge freezer, wood effect flooring and door to understairs storage.

First Floor

Landing

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

Bedroom One

11'3 x 11'2 (3.43m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'9 x 12'3 (3.89m x 3.73m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'9 x 7'1 (2.36m x 2.16m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'1 x 6'2 (2.16m x 1.88m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, P-shaped panel bath with overhead direct feed shower, extractor fan, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, decking and stone chippings.

Front

Enclosed stone chip garden.



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