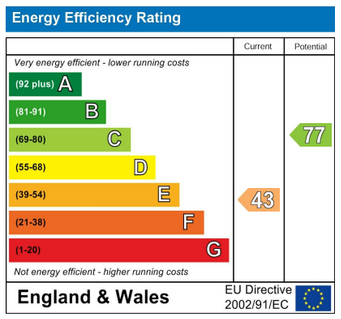












Rake Lane, Swinton, M27 8LL

£350,000

AN ENVIABLE FOUR BEDROOM, VICTORIAN SEMI-DETACHED HOME - IDEAL RENOVATION PROJECT

This four-bedroom Victorian semi-detached house presents an exciting opportunity for those seeking a spacious home with traditional features. The property is ripe for refurbishment, allowing you to put your personal touch on it and transform it into your dream residence. Situated only a short walk away from Clifton train station, the property offers easy access to Manchester City Centre making this the perfect location for commuters.

As you approach the house, you will be greeted by a large driveway, providing ample parking space for multiple vehicles. The private gardens surrounding the property offer a serene outdoor space, perfect for relaxation or entertaining guests.

This home is ideal for investors looking for a renovation project, as it boasts generous living areas and a layout that can be adapted to suit modern living. Set over three floors, the property boasts a generous basement with four cellar rooms. With its classic charm and potential for enhancement, this property is a blank canvas waiting for your vision.

Whether you are looking to create a family home or an investment opportunity, this house on Rake Lane is a promising prospect. Don't miss the chance to explore the possibilities that await within these walls.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Rake Lane, Swinton, M27 8LL

£350,000

4 1 3 E

- An Enviable Semi Detached Victorian Property
- Sought After Location
- Ample Off Road Parking
- EPC Rating E
- Four Bedrooms
- On An Impressive Plot
- Tenure Freehold
- Bursting With Potential
- Three/Four Living Areas
- Council Tax Band D

Ground Floor

Entrance
Hardwood single glazed frosted door to the hallway.

Hallway
15'6 x 6 (4.72m x 1.83m)

Coving, picture, rail, smoke alarm, feature wall light, under staircase storage cupboard, doors to two reception room. .

Reception Room
15'4 x 13'3 (4.67m x 4.04m)

UPVC double glazed bay window, electric fire with a tiled hearth and surround, coving, picture rail, four feature wall lights, smoke alarm.

Reception Room Two
15'4 x 11'7 (4.67m x 3.53m)

UPVC double glazed window, coving, picture rail, wood effect laminate flooring, door to the dining room.

Dining Room
15'4 x 12 (4.67m x 3.66m)

UPVC double glazed window, picture rail, gas living flame fire with tiled hearth and surround, wood effect laminate flooring, door to the kitchen.

Kitchen
8'7 x 6'9 (2.62m x 2.06m)

UPVC double glazed window, a range of yellow wall and base units, laminate surface, tiled splash backs, stainless steel double sink with drainer and mixer tap, tiled flooring, single glazed frosted door to the conservatory.

Conservatory
15 x 12 (4.57m x 3.66m)

UPVC double glazed window, PVC panelling to the ceiling, wall mounted wash basin with traditional taps, UPVC double glazed French doors to the side, open to the WC, access to the garage.

WC
8'7 x 2'3 (2.62m x 0.69m)

UPVC double glazed frosted window, dual flush WC.

Lower Ground Floor

Hallway
31'4 x 15'4 (9.55m x 4.67m)

Room One
14'4 x 13'8 (4.37m x 4.17m)

Room Two
12' x 11'7 (3.66m x 3.53m)

Room Three
12'4 x 12' (3.76m x 3.66m)

Room Four
8'9 x 6'9 (2.67m x 2.06m)

First Floor

Landing
34'8 x 15 (10.57m x 4.57m)

UPVC double glazed window, coving, dado rail, loft access, doors leading to four bedrooms, bathroom and WC.

Bedroom One
15'4 x 13'4 (4.67m x 4.06m)

UPVC double glazed window, picture rail.

Bedroom Two
12'3 x 12'1 (3.73m x 3.68m)

UPVC double glazed window, picture rail, walk in electric feed shower, gas fire with tiled hearth and surround, solid wood flooring.

Bedroom Three
12'1 x 10'3 (3.68m x 3.12m)

UPVC double glazed window.

Bedroom Four
9'1 x 6'1 (2.77m x 1.85m)

UPVC double glazed window, picture rail.

Bathroom
7 x 5'8 (2.13m x 1.73m)

UPVC double glazed window, a two piece suite comprising of a pedestal wash basin with traditional taps, panelled bath with mixer tap, tiled elevations, tiled flooring.

WC
3'7 x 3'7 (1.09m x 1.09m)

UPVC double glazed frosted window, dual flush WC, tiled elevations, tiled flooring.

External

Front
Enclosed garden with ample off road parking, mature shrubs, laid to lawn areas and trees, access to the garage.

Side
Gated garden with paving and access to the garage.

Rear
Paving, raised bedding areas with mature shrubs and trees.

Garage
15 x 10 (4.57m x 3.05m)





