



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | 52 |
| (21-38) F | 26 | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bolton Road, Swinton, M27 8UP

Offers Over £100,000

ONE BEDROOM APARTMENT FOR SIMPLE LIVING OR INVESTMENT

Nestled on Bolton Road in the charming area of Swinton, Manchester, this delightful flat presents an excellent opportunity for both homebuyers and investors alike. The property boasts a modern aesthetic, featuring neutral colours throughout that create a warm and inviting atmosphere.

The contemporary kitchen is well-equipped, making it a perfect space for culinary enthusiasts to prepare meals and entertain guests. The bathroom is equally stylish, offering a serene retreat for relaxation. The living room is of a decent size, providing ample space for comfortable seating and leisure activities, while the bedroom offers a peaceful haven for rest.

Additionally, the location offers easy access to public transport links, ensuring that commuting to nearby areas is both convenient and efficient. With amazing views over Manchester and the Greater Manchester area you do not want to miss this!

This flat on Bolton Road is not just a property; it is a place where you can envision creating lasting memories. Whether you are seeking a new home or a sound investment, this residence is well worth your consideration.

Bolton Road, Swinton, M27 8UP

Offers Over £100,000

 1  1  1  F

- Apartment
 - Contemporary Fitted Kitchen
 - Communal Parking
 - EPC Rating: F
- One Bedroom
 - Three Piece Modern Bathroom
 - Tenure: Leasehold
- One Reception Room
 - Communal Gardens
 - Council Tax Band: A

Ground Floor

Communal Hall

Entrance door, stairs to second floor.

Second Floor

Inner Hall

20'3 x 3'4 (6.17m x 1.02m)

Door from communal hall, under floor heating, storage cupboard, wood effect flooring and doors to reception room, bedroom, bathroom.

Bedroom One

12'1 x 9'11 (3.68m x 3.02m)

UPVC double glazed window, under floor heating, coving, fitted wardrobes and wood effect flooring.

Bathroom

6'11 x 5'5 (2.11m x 1.65m)

Single glazed window to kitchen, dual flush WC, pedestal wash basin with mixer taps, double panel bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

Reception Room

15'11 x 10' (4.85m x 3.05m)

Two UPVC double glazed windows, under floor heating, coving, wood effect flooring and door to kitchen,

Kitchen

10'1 x 6'2 (3.07m x 1.88m)

UPVC double glazed window, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor fan, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, storage and tiled flooring.

External

Communal gardens and communal parking.



Tel: 01617939622

www.keenans-estateagents.co.uk