



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			
(21-38) F			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Manchester Road, Swinton, M27 5FX

£250,000

Nestled on Manchester Road in the vibrant area of Swinton, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting its own driveway and garage, this property offers both convenience and practicality, making it an ideal choice for those who value easy access to their vehicles.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor also features a well-appointed kitchen extension, perfect for culinary enthusiasts and family gatherings. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout.

Upstairs, the property comprises three generously sized bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring functionality for daily living.

Situated right beside local shops, residents will enjoy the convenience of having essential amenities within easy reach. This prime location not only enhances the appeal of the home but also provides a sense of community and accessibility.

In summary, this semi-detached house on Manchester Road is a delightful blend of comfort, space, and convenience, making it a perfect choice for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.

Manchester Road, Swinton, M27 5FX

£250,000



- Semi Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating TBC
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hallway

14'8 x 6'2 (4.47m x 1.88m)

Composite front entrance door, stairs to the first floor and doors to two reception rooms and kitchen.

Reception Room One

13' x 12' (3.96m x 3.66m)

UPVC double glazed bay window, central heating radiator, living flame gas fire and coving.

Reception Room Two

13' x 12' (3.96m x 3.66m)

UPVC double glazed window, central heating radiator, living flame gas fire, picture rail and coving.

Kitchen

20' x 8'2 (6.10m x 2.49m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, sink with drainer and mixer tap, electric oven, gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, spotlights, smoke alarm and laminate flooring.

First Floor

Landing

7'2 x 6'1 (2.18m x 1.85m)

UPVC double glazed window, central heating radiator and doors to three bedrooms and bathroom.

Bedroom One

13' x 12'4 (3.96m x 3.76m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed bay window and central heating radiator.

Bedroom Three

8' x 7' (2.44m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

7' x 6' (2.13m x 1.83m)

UPVC double glazed window, central heating radiator, dual

flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, extractor fan and tile effect flooring.

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear

Laid to lawn garden with paving.



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