



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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.

Brattice Drive, Swinton, M27 8WE

Offers Over £150,000

A SUPERB TWO BEDROOM GROUND FLOOR APARTMENT

We are delighted to introduce to the market this immaculate two bedroom ground floor apartment in Swinton. This property is filled with bright and spacious interiors, has two double bedrooms, a bright fitted kitchen, a spacious reception room and off-road parking. Situated on a sought after complex close to good schools, local amenities and access to major commuter links to Manchester and neighbouring towns. The property is the perfect home for a first time buyer or rental investor.

The property comprises briefly; A welcoming entrance to the hallway which has doors leading to two double bedrooms, a four piece bathroom suite, storage cupboard and to the living room. The living room is spacious and has a door leading to the kitchen. The kitchen is fitted with wall and base units. Externally to the rear of the property there is allocated off road parking and has communal gardens.

Viewings can be arranged by calling our Swinton team, at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Brattice Drive, Swinton, M27 8WE

Offers Over £150,000

 2  1  1  C

- Beautifully Presented Ground Floor Apartment
- Two Bedrooms
- Four Piece Bathroom Suite
- Contemporary Fitted Kitchen
- Perfect Rental Investment
- Communal Gardens
- Allocated Parking
- Tenure Leasehold
- Council Tax Band B
- EPC Rated C

Ground Floor

Bedroom One

12'0 x 10'8 (3.66m x 3.25m)
Two UPVC double glazed windows, electric heater, television point and fitted wardrobes.

Bedroom Two

10'6 x 8'8 (3.20m x 2.64m)
UPVC double glazed window, electric heater, television point and fitted wardrobes.

Bathroom

9'9 x 6'5 (2.97m x 1.96m)
Electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower with jets and rinse head, double bath with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Reception Room

16'1 x 11'1 (4.90m x 3.38m)
UPVC double glazed bay window, electric heater, television point, wood effect flooring and door to kitchen.

Kitchen

10'6 x 7'9 (3.20m x 2.36m)
Two UPVC double glazed windows, electric heater, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, storage cupboard and tiled effect flooring.

External

Communal gardens and off road parking.

