

## Mount Street, Swinton, M27 5NG

### Offers Over £180,000



#### SPACIOUS MID TERRACE HOME

Situated on Mount Street in Swinton, Manchester, this spacious mid-terrace property presents an excellent opportunity for first-time buyers or savvy investors seeking a rental property. With three well-proportioned bedrooms, this home offers ample space for families or those looking to share. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in.

The bathroom boasts a three-piece suite, providing essential amenities while allowing for personal touches to be added. This residence is a complete blank canvas, bursting with potential for those with a vision to transform it into their dream home.

The location is ideal, offering a blend of suburban tranquility and convenient access to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this property on Mount Street is a promising choice that invites creativity and personalisation. Don't miss the chance to make this house your home or a valuable addition to your property portfolio.

For more information or to arrange a viewing, please contact our Swinton team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



# Mount Street, Swinton, M27 5NG

## Offers Over £180,000

 3  1  2  D

- Mid Terrace Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Enclosed Yard to Rear
  - Council Tax Band A

### Ground Floor

#### Reception Room One

14'2 x 11'1 (4.32m x 3.38m)

Hardwood front door, UPVC double glazed window, central heating radiator, open access to reception room two and stairs to first floor.

#### Reception Room Two

14'2 x 11'1 (4.32m x 3.38m)

Central heating radiator, open access to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

9'11 x 7'3 (3.02m x 2.21m)

Two UPVC double glazed windows, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink with drainer and mixer tap, integrated oven with extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted boiler, spotlight and tiled effect lino flooring.

### First Floor

#### Landing

Doors leading to three bedrooms and bathroom.

#### Bedroom One

14'2 x 10'1 (4.32m x 3.07m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

11'7 x 7'3 (3.53m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'00 x 7'3 (3.05m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Bathroom

Central heated towel rail, panel bath with mixer tap and overhead direct feed rainfall shower, vanity top wash basin with mixer tap, low level WC, extractor fan, tiled elevations, spotlights and parquet wood effect flooring.

### External

#### Rear

Enclosed rear yard.

#### Front

Forecourt.

Tel: 01617939622



www.keenans-estateagents.co.uk