



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Brattice Drive, Swinton, M27 8WG

£130,000

SPACIOUS TWO BEDROOM APARTMENT IN SWINTON

Situated in the charming area of Brattice Drive, Swinton, Manchester, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. The property features a spacious reception room that effortlessly doubles as a dining area, making it an ideal space for entertaining guests or enjoying family meals. This inviting room flows seamlessly into a well-equipped kitchen, providing a practical layout for everyday living.

The main bedroom is generously sized and comes complete with fitted wardrobes, ensuring ample storage space for your belongings. The second bedroom is also of a good size, making it suitable for a small family or a couple embarking on their journey together.

This apartment is not only well-designed but also situated in a friendly neighbourhood, making it a wonderful choice for those looking to settle down in a welcoming community. With its thoughtful layout and modern amenities, this property is ready to welcome its new owners. Whether you are a small family or a couple seeking your first home, this apartment is sure to meet your needs and exceed your expectations.

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£130,000

 2  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Ideal Property For A Couple Or Single Occupancy
 - Close Proximity To local Amenities
- Council Tax Band B
 - Spacious Reception Room/Dining Area
 - Sought After Location
- EPC Rating D
 - Two Well Proportioned Bedrooms
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hardwood door to hall.

Hall

8'4 x 3'4 (2.54m x 1.02m)

Electric radiator, doors to two bedrooms reception room, bathroom and wood effect flooring.

Bedroom One

11'9 x 9'11 (3.58m x 3.02m)

UPVC double glazed window, electric radiator and fitted wardrobes.

Bedroom Two

8'11 x 8'4 (2.72m x 2.54m)

UPVC double glazed window and electric radiator.

Bathroom

6'8 x 5'11 (2.03m x 1.80m)

Electric heated towel rail, pedestal wash basin, dual flush WC, panel bath overhead direct feed shower, extractor fan, part tiled elevation and tiled effect flooring.

Reception Room/Dining Area

17'7 x 11'11 (5.36m x 3.63m)

UPVC double glazed bay window, electric radiator, wood effect flooring, television point, smoke alarm and open access to kitchen.

Kitchen

12'7 x 7'5 (3.84m x 2.26m)

UPVC double glazed window, electric radiator, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, space for washing machine, integrated fridge freezer, integrated dishwasher, part tiled elevation, wood effect flooring and access to boiler.

