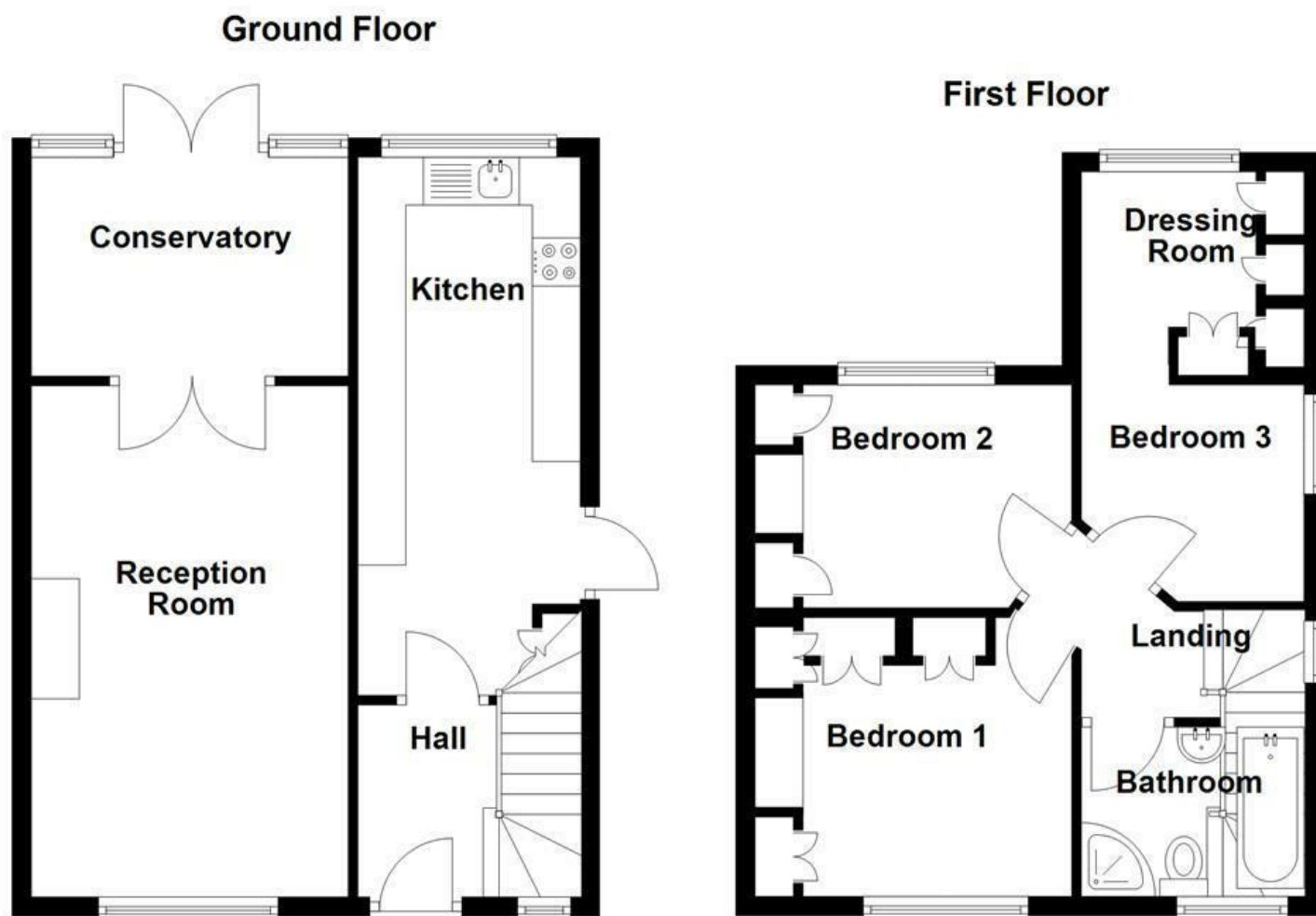




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

White Swallows Road, Swinton, M27 5WD

£270,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY IN SWINTON

Situated on the charming White Swallows Road in Swinton, Manchester, this delightful three-bedroom house presents an excellent opportunity for families seeking a comfortable and convenient home. Each of the three bedrooms is thoughtfully designed with integrated wardrobes, providing ample storage space while maintaining a tidy and spacious feel.

The heart of the home is a generous living room that flows seamlessly into a well-lit conservatory, creating an inviting atmosphere for family gatherings and entertaining guests. The conservatory offers a lovely view of the rear garden, which is both low maintenance and perfect for enjoying the summer months. This outdoor space also includes a brick built building with power and lighting, which could be used as an outdoor office/gym.

This property is not only a great family home but is also conveniently located near local amenities, ensuring that shops, schools, and parks are just a short distance away. With its combination of comfort, practicality, and a prime location, this house on White Swallows Road is a wonderful choice for those looking to settle in a vibrant community.

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White Swallows Road, Swinton, M27 5WD

£270,000

 3  1  2  C

- Tenure Freehold
 - On Street Parking
 - Contemporary Fitted Kitchen And Four Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Generously Sized Bedrooms
 - Low Maintenance Gardens
- EPC Rating C
 - Ideal Family Home
 - Viewing Essential

Ground Floor

Entrance

Composite frosted door to hall.

Hall

7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed frosted window, central heating radiator, wood effect flooring, doors to reception room, kitchen, under stairs storage and stairs to first floor.

Reception Room

17'6 x 10'10 (5.33m x 3.30m)

UPVC double glazed window, central heating radiator, wood log burner with mantel, picture rail, one feature wall light, wood effect flooring and UPVC double glazed French doors to conservatory.

Conservatory

9'10 x 7'6 (3.00m x 2.29m)

UPVC double glazed windows, central heating radiator, PVC to ceiling and PVC part panel elevation, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

18'6 x 7'1 (5.64m x 2.16m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with under unit lighting, laminate work tops, stainless steel sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, washing machine and dryer, boiler cupboard, wood effect flooring and composite door to rear.

First Floor

Landing

7'7 x 3' (2.31m x 0.91m)

UPVC double glazed frosted window and feature wall light on stair return,, doors to three bedrooms and bathroom.

Bedroom One

10'11 x 9'6 (3.33m x 2.90m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'1 x 7'9 (3.07m x 2.36m)

UPVC double glazed window, central heating radiator, fitted wardrobe and loft access.

Bedroom Three

7'9 x 7'7 (2.36m x 2.31m)

UPVC double glazed window and open access to dressing room.

Dressing Room

7'7 x 6'10 (2.31m x 2.08m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double walk in assisted bath with two mixer taps and rinse heads, enclosed direct feed shower with rinse head, tiled elevation, PVC panelling to ceiling, spotlights and tiled effect flooring.

External

Rear

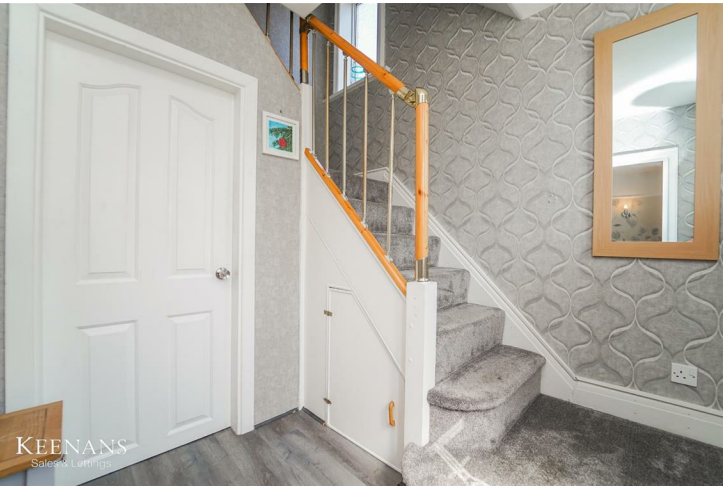
Enclosed paved garden, Brick built building, raised bedding areas and outside tap.

Brick Built Building

UPVC double glazed window, power and lighting, (could be used as an office/gym) and UPVC double glazed door.

Front

Paved area, gravel chippings, bedding area and mature shrubbery.



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