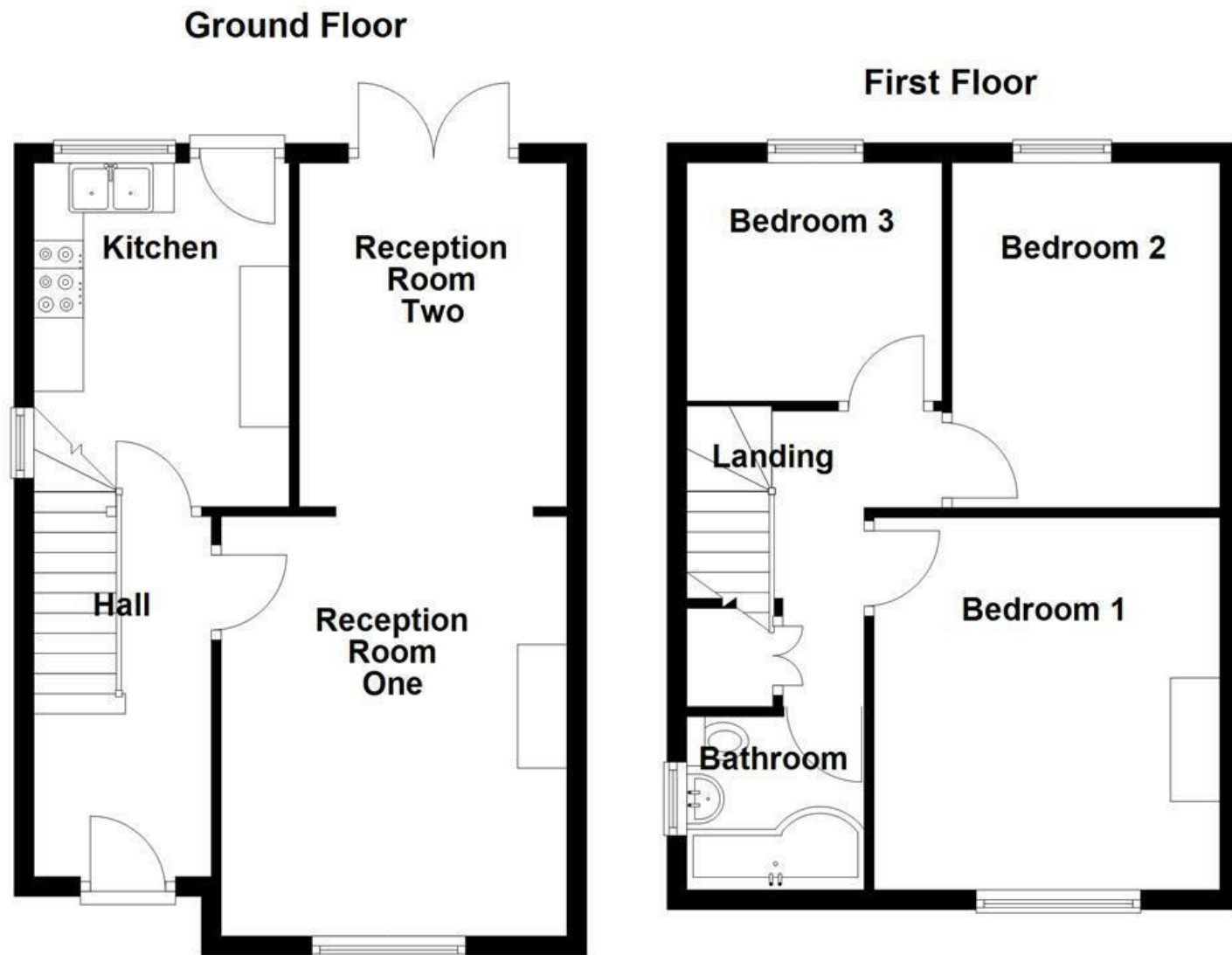




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Leigh Avenue, Swinton, M27 5RD

£250,000

THE PERFECT FAMILY HOME

Situated in the desirable area of Leigh Avenue, Swinton, this charming house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts three generously sized bedrooms, providing ample space for rest and relaxation. The open living and dining room creates a welcoming atmosphere, perfect for entertaining guests or enjoying family meals together.

One of the standout features of this home is the generous lawned rear garden, which offers a wonderful outdoor space for children to play and for family gatherings during the warmer months. The garden is a blank canvas, allowing you to create your own personal oasis.

Additionally, the property includes off-road parking for one vehicle, ensuring convenience and ease of access. The location is particularly advantageous, as it is situated in a convenient area that provides easy access to local amenities, schools, and transport links.

This house is an ideal choice for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. With its spacious interiors and delightful outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

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Leigh Avenue, Swinton, M27 5RD

£250,000



- Council Tax Band B
 - Tenure Freehold
 - Close To Local Amenities
 - Viewing Highly Recommended
- EPC Rating TBC
 - Off Road Parking Available
 - Easy Access To Transport Links
- Generous Lawned Rear Garden
 - Convenient Swinton location
 - Ideal Family Home

Ground Floor

Entrance Hall

11'11 x 5'11 (3.63m x 1.80m)
UPVC double glazed door, central heating radiator, smoke alarm, wood effect flooring, stairs to first floor, under stairs storage, doors to reception room one and kitchen.

Reception Room One

13'10 x 11'6 (4.22m x 3.51m)
UPVC double glazed window, central heating radiator, television point, wall inset gas fire and open access to reception room two.

Reception Room Two

11'4 x 8'11 (3.45m x 2.72m)
Central heating radiator, coving, wood effect flooring, and UPVC double glazed French doors to rear.

Kitchen

11'9 x 8'6 (3.58m x 2.59m)
Two UPVC double glazed windows, range of wall and base units, wood effect surface, tiled splash back, stainless steel double sink with mixer tap, integrated oven, six ring gas hob, extractor hood, plumbed for washing machine, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

9'2 x 8'6 (2.79m x 2.59m)
UPVC double glazed frosted window, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

13'11 x 11'6 (4.24m x 3.51m)
UPVC double glazed window, central heating radiator, picture rail and wood effect flooring.

Bedroom Two

11'5 x 8'11 (3.48m x 2.72m)
UPVC double glazed window, central heating radiator, television point and picture rail.

Bedroom Three

8'6 x 8'1 (2.59m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'9 (1.91m x 1.75m)
UPVC double glazed frosted window, P shaped panel bath with mixer tap, overhead direct feed shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, central heating towel rail, tiled elevation and tiled floor.

External

Rear

Enclosed laid to lawn garden with paving.



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