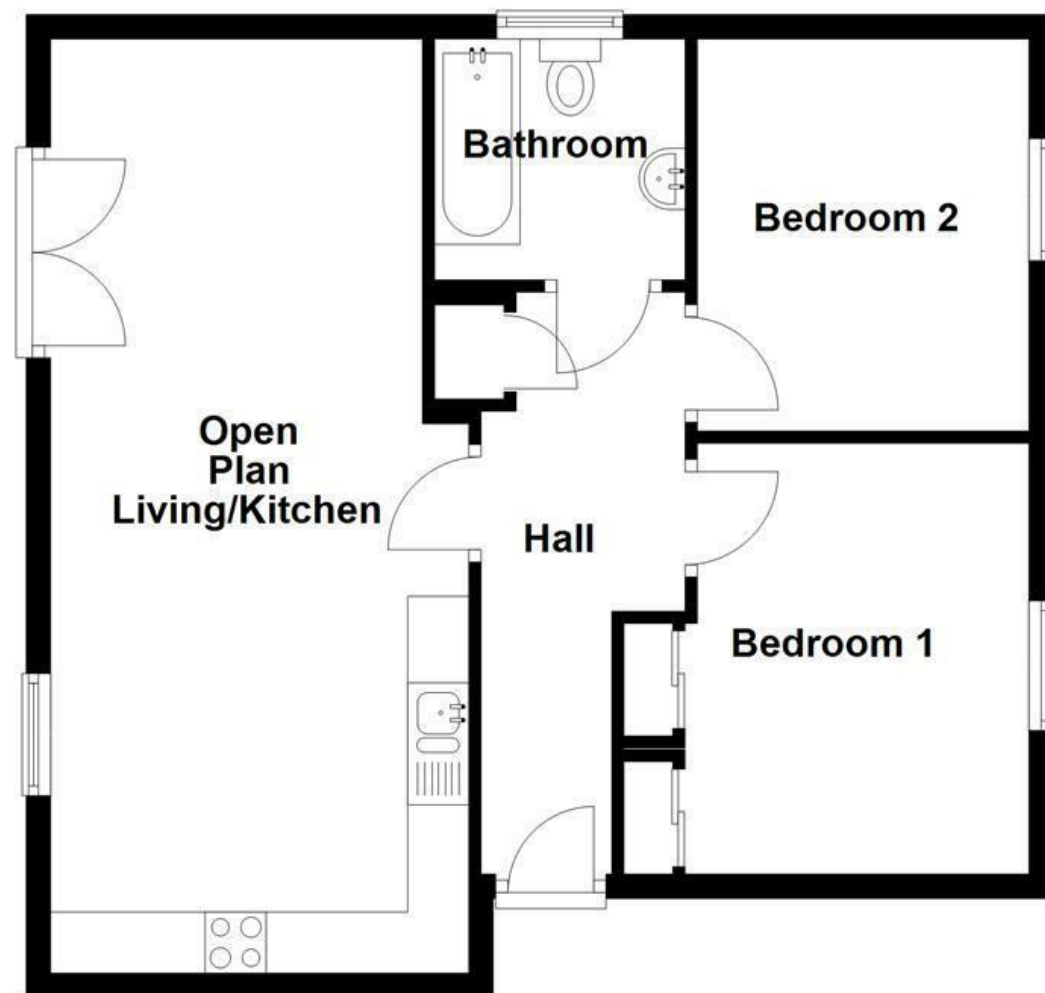


Ground Floor



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

Farrier Close, Swinton, M27 8BZ

£170,000

AN EXQUISITE GROUND FLOOR APARTMENT

Nestled in the charming Farrier Close, Swinton, this exquisite ground floor apartment is a true gem, having been meticulously updated to the highest standard. With a deluxe finish, the property boasts high-quality modern fixtures and fittings that enhance its stylish interiors. The spacious rooms are presented immaculately, making it an ideal home for small families or couples seeking a move-in ready residence.

The apartment features two generous double bedrooms, each designed with comfort and elegance in mind. The current owner has taken great care to ensure that every aspect of the home reflects a commitment to quality and style. Residents will also appreciate the beautifully maintained communal gardens, providing a serene outdoor space to enjoy. The property also benefits from off road parking.

Convenience is key in this desirable location, as the property is situated close to essential bus routes, local schools, and various amenities. Additionally, it offers excellent network links to Manchester, Salford, and major motorways, making commuting a breeze.

This property is not just a house; it is a perfect home waiting for its new owners to create lasting memories. With its modern appeal and prime location, it is a must-see for anyone looking to settle in a vibrant community.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Farrier Close, Swinton, M27 8BZ

£170,000

 2  1  1  B

- Ground Floor Apartment
 - Modern Three Piece Bathroom
 - Allocated Parking
 - EPC Rating: B
- Open Plan Living With Fully Fitted Kitchen Including Appliances
 - Neutral Decoration Throughout
 - Tenure: Leasehold
- Two Bedrooms
 - Communal Gardens
 - Council Tax Band: B

Ground Floor

Hall

15'8 x 5'11 (4.78m x 1.80m)

Entrance door from communal hall, central heating radiator, smoke alarm, storage cupboard, marble effect tiled floor and doors to open plan living/kitchen, two bedrooms and bathroom.

Open Plan Living/Kitchen

22'5 x 11'3 (6.83m x 3.43m)

UPVC double glazed window, two central heating radiators, spotlights, smoke alarm, grey gloss wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, integrated fridge freezer, integrated washing machine, TV point, part tiled floor and UPVC double glazed French doors to rear.

Bedroom One

11'7 x 11'5 (3.53m x 3.48m)

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

Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'6 (2.06m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with waterfall mixer tap, tiled panel bath with waterfall mixer tap and direct feed rainfall shower and rinse head over, extractor fan, tiled elevation and tiled floor.

External

Communal gardens and allocated parking.



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