

## Swinton Park Road, Salford, M6 7WT

**£130,000**


TWO-BEDROOM SPACIOUS FIRST FLOOR FLAT IN MANCHESTER

Nestled on Swinton Park Road in the vibrant area of Salford, this charming flat offers a delightful living experience. The property features two well-proportioned bedrooms, perfect for a small family or professionals seeking a comfortable home. The shared bathroom is conveniently located, ensuring ease of access for all residents.

The spacious reception room is a standout feature, providing an inviting area for relaxation and entertainment. This room seamlessly opens up to a dining and kitchen space, creating a wonderful flow for social gatherings and family meals. The kitchen is well-equipped, making it a joy for those who love to cook and entertain.

Additionally, the property boasts a garage space, offering valuable storage or parking options. This flat combines practicality with comfort, making it an ideal choice for anyone looking to settle in a lively community. With its appealing layout and convenient location, this property is not to be missed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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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- Tenure Leasehold
- Communal Off Road Parking With Garage Space
- Ideal Location
- Close Proximity To Local Amenities
- EPC Rating D
- Two Well Proportioned Bedrooms
- Viewing Essential
- Council Tax Band A
- First Floor Flat
- Easy Access To Major Commuter Routes

## Entrance

## Hall

8'5 x 4'8 (2.57m x 1.42m)

## Bedroom One

14'11 x 9'11 (4.55m x 3.02m)

## Bathroom

6'11 x 5'4 (2.11m x 1.63m)

## Reception Room

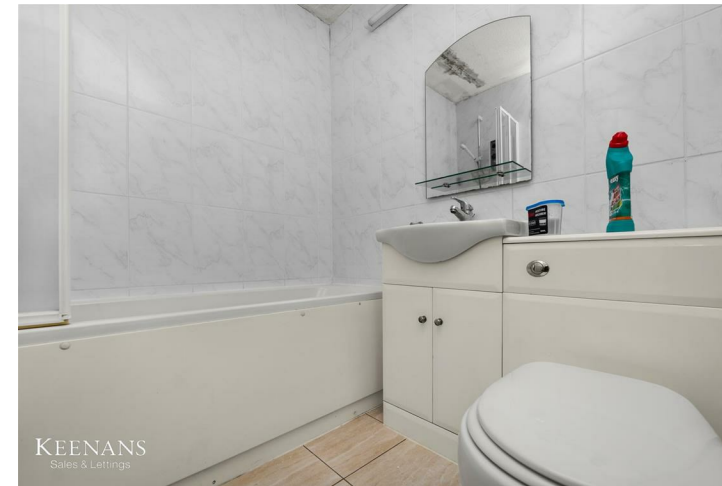
13'8 x 12'8 (4.17m x 3.86m)

## Bedroom Two

11'6 x 6'6 (3.51m x 1.98m)

## Kitchen

7'4 x 6'11 (2.24m x 2.11m)



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