



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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## Avondale, Swinton, M27 8QG

### £210,000

AN OUTSTANDING SEMI DETACHED PROPERTY

Nestled in the charming area of Avondale, Swinton, this exceptional two-bedroom semi-detached house is a true gem. Presented and maintained to the highest standard, the property boasts immaculate presentation, spacious rooms, and a neutral colour palette that creates a warm and inviting atmosphere.

As you step inside, you will be greeted by bright and airy rooms, as well as an impressive conservatory that floods the home with natural light, enhancing the airy feel of the living spaces. The two double bedrooms are generously sized, providing ample room for relaxation and rest. The stylish interiors throughout the property reflect a modern aesthetic, making it the perfect home for a small family or a couple eager to move straight in without the need for renovations.

The property also features a convenient driveway at the front, ensuring easy access and parking. The generously sized garden space offers a delightful outdoor retreat, ideal for enjoying sunny days or hosting gatherings. The open-plan kitchen diner is a highlight, providing a sociable space for cooking and entertaining.

Located in a highly convenient area, this home is close to bus routes, local schools, and various amenities, making daily life effortless. Additionally, excellent transport links to Manchester, Salford, and major motorways ensure that commuting is a breeze.



# Avondale, Swinton, M27 8QG

## £210,000

 **2**  **1**  **1**  **C**

- Immaculate Semi Detached Property
  - Neutral Decoration Throughout
  - Gated Off Road Parking
  - EPC Rating C
- Two Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Three Piece Shower Room
  - Low Maintenance Exteriors
  - Council Tax Band A

### Ground Floor

#### Entrance Porch

4'8 x 3'9 (1.42m x 1.14m)

Composite double glazed frosted leaded front door, UPVC double glazed window, spotlights, tiled flooring and UPVC double glazed leaded door to hall.

#### Hall

4'2 x 4'1 (1.27m x 1.24m)

Central heating radiator, coving, smoke detector, wood effect laminate flooring, door to reception room and stairs to first floor.

#### Reception Room

16'6 x 13'9 (5.03m x 4.19m)

UPVC double glazed bay window, central heating radiator, coving, feature wall light, television point, wood effect laminate flooring and open arch to kitchen/dining area.

#### Kitchen/Dining Area

16'6 x 9'11 (5.03m x 3.02m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring induction hob, space for fridge freezer, plumbing for washing machine, space for dryer, integrated boiler, spotlights, smoke detector, wood effect lino flooring and UPVC double glazed leaded French doors to conservatory.

#### Conservatory

14'2 x 11'6 (4.32m x 3.51m )

UPVC double glazed window, central heating radiator, PVC to ceiling and UPVC double glazed French doors to rear.

### First Floor

#### Landing

6'9 x 5'11 (2.06m x 1.80m)

UPVC double glazed frosted window, coving, access to fully boarded loft via ladders, storage cupboard, wood effect laminate flooring, doors leading to two bedrooms and shower room.

#### Bedroom One

16'6 x 10'2 (5.03m x 3.10m)

Two UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobe, air conditioning unit and wood effect laminate flooring.

#### Bedroom Two

11'8 x 10'2 (3.56m x 3.10m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Shower Room

6'4 x 5'3 (1.93m x 1.60m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

### Rear

Block paved garden with slate chippings.

### Front

Gated block paved driveway.



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