

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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.

## Heywood Street, Manchester, M27 0WD

£250,000

DESIRABLE THREE BEDROOM SEMI DETACHED FAMILY HOME

Presenting Heywood Street in Swinton, Manchester, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and space for family living. As you approach the property, you will be greeted by a well-maintained exterior and a convenient drive leading to a garage, providing ample parking and storage options.

Upon entering, you will discover a spacious lounge that invites relaxation and social gatherings, seamlessly flowing into a dining room that is ideal for family meals and entertaining guests. The kitchen is well-appointed, offering functionality and room for culinary creativity, making it a wonderful space for the home chef.

The three generously sized bedrooms provide plenty of room for rest and personalisation, ensuring that every family member has their own sanctuary. The family bathroom is thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the large garden, which presents a fantastic opportunity for outdoor activities, gardening, or simply enjoying the fresh air. It is a perfect space for children to play or for hosting summer barbecues with friends and family.

# Heywood Street, Manchester, M27 0WD

£250,000



- An Exceptional Semi Detached Property
- Beautifully Presented Family Home
- Tenure Leasehold
- Off Road Parking
- Three Bedrooms
- Envious Garden Space
- EPC Rating C
- Sought After Location
- Detached Garage
- Council Tax Band B

## Ground Floor

### Entrance

UPVC double glazed frosted door to the Entrance Hallway.

### Entrance Hallway

7'11 x 6'1 (2.41m x 1.85m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, doors to reception room one, dining area, stairs to the first floor, parquet flooring.

### Reception Room One

18'7 x 11'2 (5.66m x 3.40m)

Two UPVC double glazed windows, central heating radiator, electric wall mounted fire, coving, parquet flooring.

### Dining Room

12'1 x 7'8 (3.68m x 2.34m)

Central heating radiator, under staircase storage cupboard, open arch to the kitchen, parquet flooring, UPVC double glazed French doors to the rear.

### Kitchen

13'1 x 8'1 (3.99m x 2.46m)

Two UPVC double glazed windows, panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a five ring gas hob, integrated extractor hood, space for dishwasher, fridge freezer and plumbing for a washing machine, spotlights, storage hatch, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

## First Floor

### Landing

6'9 x 2'6 (2.06m x 0.76m)

Loft access, doors to three bedrooms and bathroom.

### Bedroom One

11'3 x 9'6 (3.43m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobes, fireplace, pendant lighting.

### Bedroom Two

11'3 x 8'4 (3.43m x 2.54m)

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

### Bedroom Three

7'10 x 5'7 (2.39m x 1.70m)

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

### Bathroom

8'6 x 7'9 (2.59m x 2.36m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, panelled bath with waterfall mixer tap and direct feed rainfall shower head, extractor fan, PVC panelled elevations, tiled floor.

### External

#### Front

Driveway and garden with mature shrubs, stone chip and electric vehicle charging point with access to the garage.

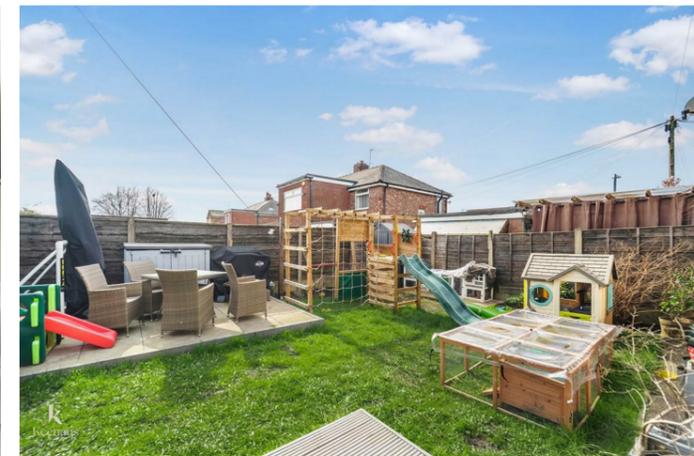
#### Garage

17'10 x 10'2 (5.44m x 3.10m )

Hardwood single glazed window, power and lighting.

#### Rear

Enclosed laid to lawn garden with paving and decking.



Tel: 01617939622

www.keenans-estateagents.co.uk