



## Green Avenue, Swinton, M27 5WQ

### Offers Over £220,000

Nestled in the desirable area of Green Avenue, Swinton, Manchester, this charming house is an ideal choice for growing families and those who enjoy entertaining. Upon entering, you are welcomed by a spacious entrance hall that leads to two generous reception rooms, perfect for both relaxation and social gatherings. The rear-facing reception room boasts elegant French double doors that open onto a substantial garden, allowing for a seamless blend of indoor and outdoor living.

The kitchen and dining area is impressively large, featuring fitted base units and ample space for essential appliances, including a washer, cooker, and freestanding fridge. This well-designed space is perfect for family meals and entertaining guests.

As you ascend the stairs to the first floor, you will find three spacious double bedrooms, each offering delightful views of the expansive garden. The main bathroom is thoughtfully equipped with a walk-in shower, a dual flush toilet, and a wash basin, ensuring convenience and comfort for the whole family.

This property not only provides ample living space but also a wonderful outdoor area, making it a perfect haven for children to play and for hosting summer barbecues. With its blend of practicality and charm, this house on Green Avenue is a fantastic opportunity for those seeking a family home in a vibrant community.

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

# Green Avenue, Swinton, M27 5WQ

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- Semi Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band A

## Ground Floor

### Entrance Hallway

11'5 x 7'4 (3.48m x 2.24m)

UPVC double glazed front entrance door, smoke alarm, laminate flooring, stairs to the first floor and doors to two reception rooms and kitchen.

### Reception Room One

10'11 x 10'10 (3.33m x 3.30m)

UPVC double glazed window and wall mounted electric fire with marble surround and wooden mantel.

### Reception Room Two

14'5 x 12'5 (4.39m x 3.78m)

Central heating radiator, electric fire with marble surround and wooden mantel, feature wall lights and UPVC double glazed French doors to the rear.

### Kitchen

17' x 7'10 (5.18m x 2.39m)

Two UPVC double glazed windows, central heating radiator, freestanding cooker with four ring gas hob, stainless steel sink with drainer and mixer tap, plumbing for washing machine, laminate flooring, door to the WC and door to the side elevation.

### WC

6' x 3'7 (1.83m x 1.09m)

UPVC double glazed frosted window, dual flush WC with wash basin, vinyl flooring.

## First Floor

### Landing

12'8 x 11'6 (3.86m x 3.51m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access and doors to three bedrooms and bathroom.

### Bathroom

7'10 x 5'9 (2.39m x 1.75m)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, wash basin, direct feed shower unit, tiled elevations and tiled flooring.

### Bedroom One

14' x 11'1 (4.27m x 3.38m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11' x 10' (3.35m x 3.05m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'10 x 8'9 (3.30m x 2.67m)

UPVC double glazed window and central heating radiator.

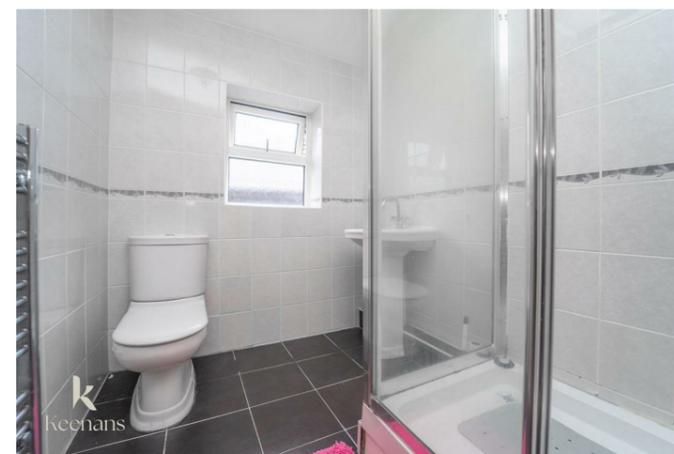
### External

#### Front

Laid to lawn garden and driveway providing off road parking.

#### Rear

Laid to lawn garden with paving and planted beds.



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