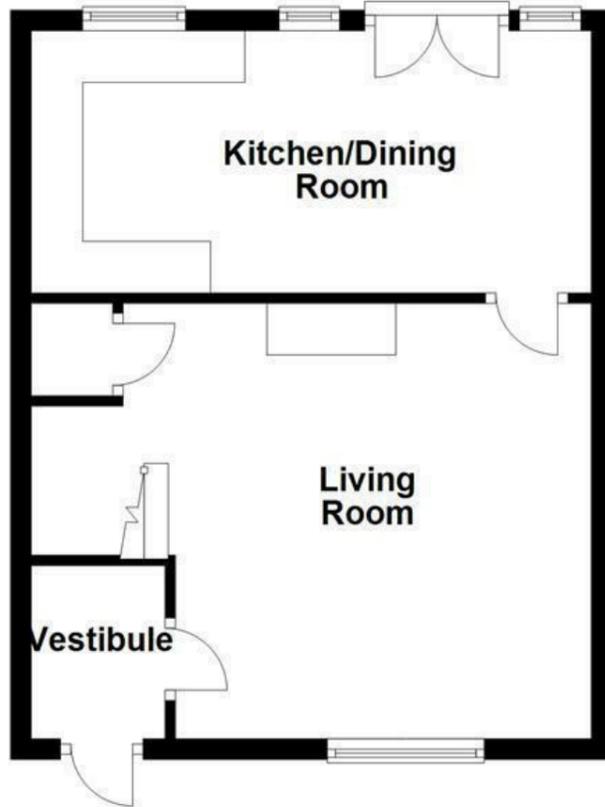
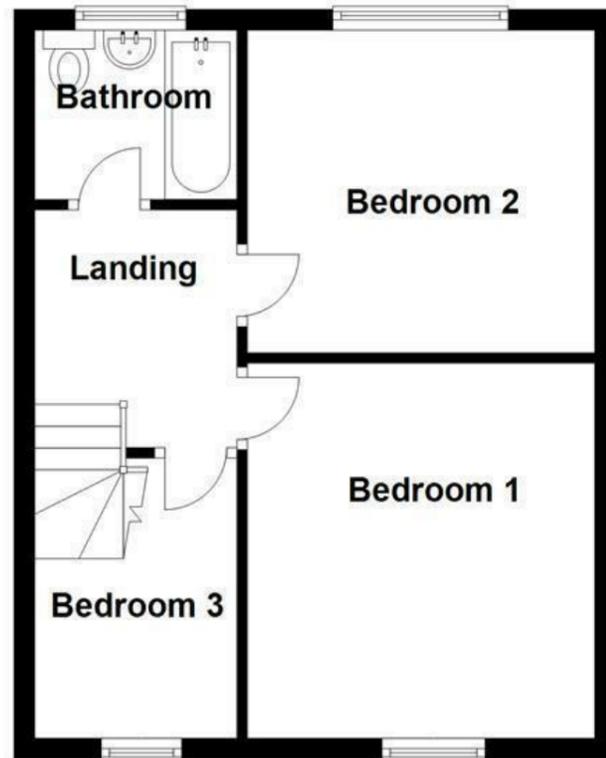


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C	71		
(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.

Heys Avenue, Wardley, Swinton, Manchester, M27 9QU Offers Over £235,000

AN IMMACULATE THREE BEDROOM PROPERTY IN WARDLEY SWINTON WITH NO CHAIN DELAY

Welcome to this charming mid-terraced house located on Heys Avenue in the desirable area of Wardley, Swinton. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by a spacious reception room that is both light and airy, providing a perfect setting for relaxation or entertaining guests. The fitted kitchen features a dining area, creating a warm and inviting atmosphere for family meals and gatherings.

The property includes a three-piece bathroom suite, ensuring convenience and comfort for all residents. The interior is designed to maximise natural light, enhancing the overall appeal of the home.

Outside, you will find ample rear garden space, perfect for enjoying the outdoors, gardening, or simply unwinding in a private setting. Additionally, the property offers block-paved off-road parking to the front, providing ease and security for your vehicles.

This mid-terraced house on Heys Avenue presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with excellent amenities and well-regarded schools nearby. Don't miss the chance to make this lovely property your new home.

Heys Avenue, Wardley, Swinton, Manchester, M27 9QU

Offers Over £235,000



- Tenure Leasehold
- Driveway For Off Road Parking For Numerous Vehicles
- Fitted Kitchen And Dining Area
- Easy Access To Major Commuter Routes And Close Proximity To Local Amenities As Well As Well Regarded Schools

- Council Tax Band B
- Three Spacious Bedroom Property
- Three Piece Bathroom Suite

- EPC Rating C
- Enclosed Rear Garden With Timber Shed
- Ideal Family Home With Viewing Essential

Ground Floor

Entrance

UPVC double double glazed front door to vestibule.

Vestibule

5'6 x 4'4 (1.68m x 1.32m)

Central heating radiator, wood effect floor and gas meter.

Reception Room

17'11 x 13'10 (5.46m x 4.22m)

UPVC double glazed window, central heating radiator, electric fire, wood effect floor, stairs to first floor, television point, electric meter, door to kitchen/dining area and spotlights.

Kitchen/Dining Area

17'10 x 8'4 (5.44m x 2.54m)

Three UPVC double glazed windows, central heating radiator, cream wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, oven, four ring electric hob, extractor hood, space for fridge freezer, integrated washing machine, part tiled elevation, spotlights, boiler, Quick-step flooring, open to dining area, UPVC double glazed French doors to rear garden and smoke alarm.

First Floor

Landing

7'10 x 6'8 (2.39m x 2.03m)

Access to attic, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12' x 11' (3.66m x 3.35m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11' x 10'8 (3.35m x 3.25m)

UPVC double glazed window, central heating radiator, spotlights and television point.

Bedroom Three

8'11 x 6'7 (2.72m x 2.01m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity wash basin with water fall mixer tap, panel bath with water fall mixer tap, electric feed shower, part tiled elevation, spotlights and tiled floor.

External

Front

Block paved off road parking.

Rear

Enclosed garden, lawn area, timber shed, paved patio and gate to shared access path.



Tel: 01617939622

www.keenans-estateagents.co.uk