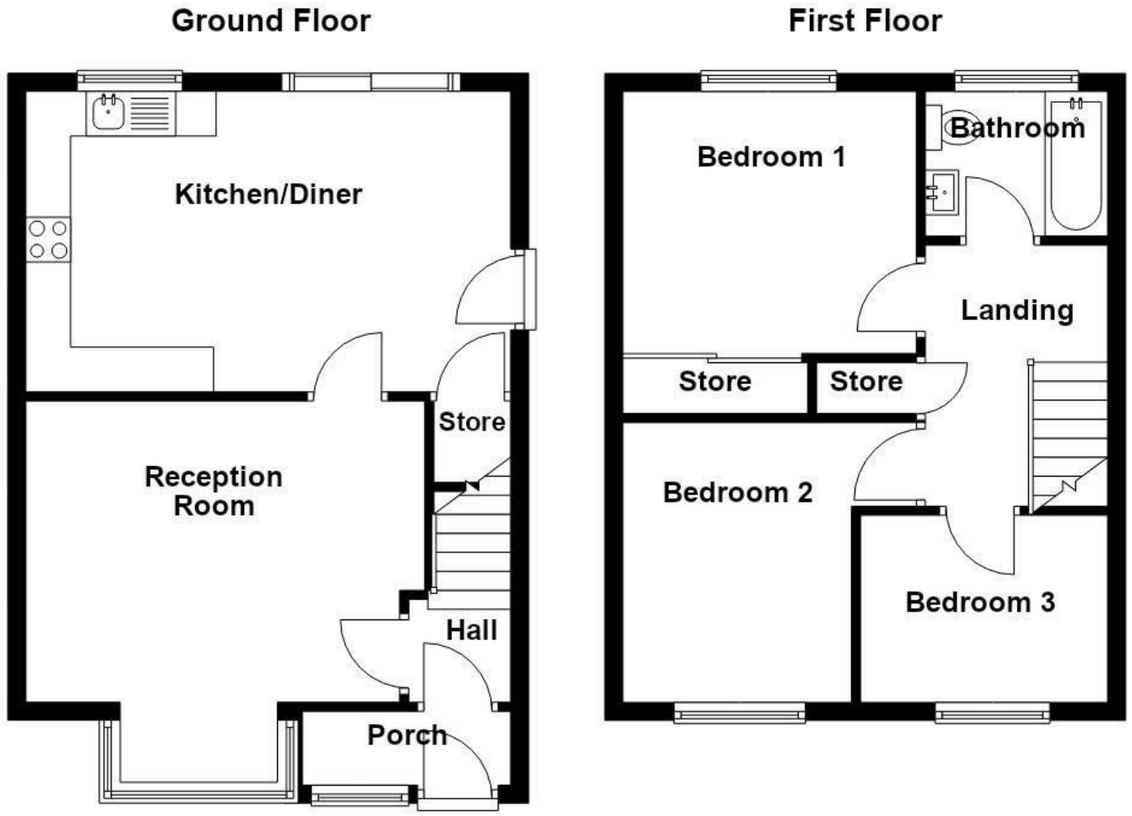
Keenans











Browning Road, Manchester, M27 0NH

Offers Over £250,000

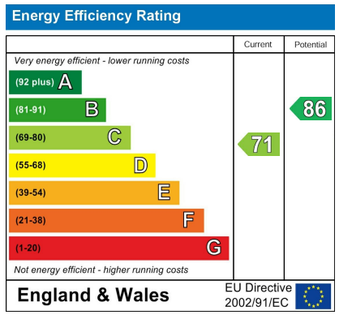
AN ENVIABLE SEMI DETACHED FAMILY HOME

Nestled on Browning Road in the charming area of Swinton, Manchester, this delightful three-bedroom house is an ideal choice for families seeking a comfortable and stylish home. The property boasts modern décor throughout, creating a welcoming atmosphere that is both contemporary and inviting.

As you step inside, you will be greeted by spacious rooms that provide ample space for relaxation and family gatherings. The layout is thoughtfully designed to maximise both comfort and functionality, making it perfect for everyday living. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook.

Additionally, the property benefits from its own driveway, offering convenient off-road parking and ease of access. This feature is particularly valuable in a family home, providing a safe space for children to play and for parents to come and go with ease.

Overall, this property on Browning Road presents an excellent opportunity for families looking to settle in a vibrant community while enjoying the comforts of modern living. With its spacious interiors and stylish finishes, it is sure to impress those seeking a new place to call home.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Browning Road, Manchester, M27 0NH

Offers Over £250,000

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- An Enviable Semi Detached Property
- Perfect Family Home
- Off Road Parking
- Council Tax Band A
- Three Bedrooms
- Sought After Location
- EPC Rating C
- Modern Throughout
- Beautifully Presented
- Tenure Freehold

Ground Floor

Entrance
UPVC double glazed door to the porch.

Porch
7'8 x 2'6 (2.34m x 0.76m)

UPVC double glazed window, tiled elevations, tiled flooring, UPVC double glazed door to the hall.

Hallway
4'3 x 4'1 (1.30m x 1.24m)

Central heating radiator, laminate flooring, door to the reception room, staircase to the first floor.

Reception Room
13'9 x 11 (4.19m x 3.35m)

UPVC double glazed bay window, central heating radiator, spotlights, television point, oak single glazed door to the kitchen diner.

Kitchen Diner
17'2 x 11'2 (5.23m x 3.40m)

UPVC double glazed window, central heating radiator, a range of charcoal grey matte wall and base units, wood effect surface, tiled splash backs, one and a half bowl composite sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, plumbing for a washing machine, space for a fridge freezer, under staircase storage cupboard, wood effect laminate flooring, UPVC double glazed door to the side, UPVC double glazed French doors to the rear.

First Floor

Landing
8'5 x 5'9 (2.57m x 1.75m)

UPVC double glazed window, loft access, storage cupboard, access to three bedrooms and bathroom.

Bedroom One
10'9 x 9'7 (3.28m x 2.92m)

UPVC double glazed window, central heating radiator, fitted mirrored sliding wardrobes.

Bedroom Two
10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window, central heating radiator.

Bedroom Three
9'1 x 7'5 (2.77m x 2.26m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard.

Shower Room
7'7 x 5'4 (2.31m x 1.63m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, tiled elevations, extractor fan, shaving point, spotlights, vinyl flooring.

External

Rear
Laid to lawn garden with stone chippings, bedding areas and paving.

Front
Block paved driveway.










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