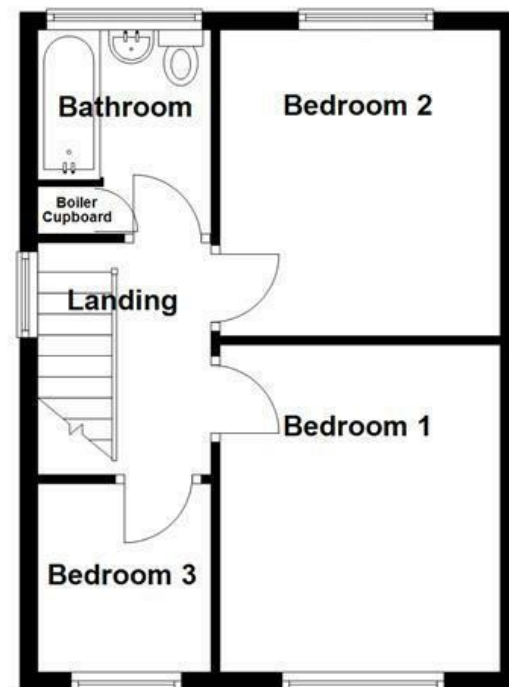


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Priory Road, Swinton, M27 6AG

Offers Over £220,000

AN ENVIABLE SEMI DETACHED PROPERTY

Having been presented and updated to the highest standard throughout with modern fixtures and fittings, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Swinton. Offering spacious rooms, detached garage and gardens to the front and the rear, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With off road parking, open plan living space and situated within a convenient location, this property is the perfect family home ready to move straight into!

The property comprises briefly; an entrance porch leads on to a hallway which provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The reception room leads openly on to an additional reception room. The first floor comprises of doors on to three sizeable bedrooms and a modern bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding areas and access to a detached garage. To the front there is a garden with laid to lawn and bedding areas and off road parking.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Priory Road, Swinton, M27 6AG

Offers Over £220,000

**3****1****1****D**

- An Envable Semi Detached Property
 - Gardens To The Front And Rear
 - Off Road Parking
 - Tenure Leasehold
- Three Bedrooms
 - No Chain Delay
 - Council Tax Band A
- Fully Renovated
 - Perfect Family Home
 - EPC Rating D

Ground Floor

Entrance

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UPVC double glazed French doors to the porch.

Porch

5'11 x 3' (1.80m x 0.91m)
UPVC double glazed windows, PVC to the ceiling, tiled flooring, UPVC double glazed frosted door to the hallway.

Hallway

12' x 5'5 (3.66m x 1.65m)
Central heating radiator, coving, smoke alarm, under stairs storage cupboard, oak doors to the reception room one and kitchen, staircase to the first floor.

Reception Room One

11'9 x 11'3 (3.58m x 3.43m)
UPVC double glazed window, central heating radiator, open to the second reception room.

Reception Room Two

11'3 x 10'3 (3.43m x 3.12m)
UPVC double glazed window, central heating radiator, oak door to the kitchen.

Kitchen

11'4 x 6'5 (3.45m x 1.96m)
UPVC double glazed window, hardwood single glazed window, central heating radiator, a range of grey high glossed base units, marble effect surface, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric oven with a four ring induction hob, space for a fridge freezer and washing machine, smoke alarm, tiled effect Lino flooring, oak door to the dining room.

Dining Room

9'5 x 9'4 (2.87m x 2.84m)
Three UPVC double glazed windows, central heating radiator, tiled effect Lino flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

7'11 x 6'6 (2.41m x 1.98m)
UPVC double glazed window, loft access, smoke alarm, oak doors to three bedrooms and bathroom.

Bedroom One

11'11 x 10'7 (3.63m x 3.23m)
UPVC double glazed window, central heating radiator.

Bedroom Two

11'4 x 10'7 (3.45m x 3.23m)
UPVC double glazed window, central heating radiator.

Bedroom Three

7'7 x 6'4 (2.31m x 1.93m)
UPVC double glazed window, central heating radiator.

Bathroom

7'6 x 6'4 (2.29m x 1.93m)
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer taps, PVC panelled bath with traditional taps and an electric feed shower, PVC panelled elevations, extractor fan, integrated linen cupboard with Glow Worm boiler, tiled effect Lino flooring.

External

Front

Laid to lawn garden with bedding and off road parking.

Rear

Enclosed garden with laid to lawn, paving, bedding and access to a detached garage.



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