

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Leinster Road, Manchester, M27 5YG

### Offers Over £350,000

ENVIABLE FOUR BEDROOM SEMI DETACHED PROPERTY NOT TO BE MISSED

Situated on the charming Leinster Road in Swinton, Manchester, this delightful semi-detached house offers a perfect blend of comfort and style. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The light and airy reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The fitted kitchen, complete with a dining area, is designed for both functionality and social gatherings, making it the heart of the home. The four-piece bathroom suite adds a touch of luxury, ensuring that your daily routines are both comfortable and convenient.

Outside, the property boasts a garden fronted with parking, providing ease of access and a pleasant first impression. The enviable rear garden is a true highlight, featuring mature shrubs and bedding areas that create a serene outdoor retreat. An outbuilding offers additional storage or potential for a workshop, catering to various needs.

This semi-detached house on Leinster Road is not just a home; it is a lifestyle choice, offering ample space, a beautiful garden, and a welcoming community. Don't miss the opportunity to make this charming property your own.

# Leinster Road, Manchester, M27 5YG

Offers Over £350,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking For Numerous Vehicles
- Four Well Proportioned Bedrooms
- Abundance Of Indoor Space
- Ideal Family Home With Viewing Essential
- Fitted Kitchen/Dining Area And Four Piece Bathroom
- Front And Rear Garden Space
- Easy Access To Major Network Links

## Ground Floor

### Entrance Door

Composite, double glazed, frosted door to hallway.

### Hallway

10'5 x 7'9 (3.18m x 2.13m)

UPVC double glazed frosted window, central heating radiator, picture rail, tiled flooring, two hardwood doors to reception room and kitchen, stairs to first floor.

### Reception Room

20 x 10'8 (6.10m x 3.25m)

UPVC double glazed bay window, central heating radiator, two ceiling roses, picture rail, electric fireplace integrated into chimney breast, hardwood door to hallway, UPVC double glazed french doors to rear.

### Kitchen/Diner

215 x 14'6 (65.53m x 4.42m)

UPVC double glazed window, upright central heating radiator, range of glassed wall and base units with granite effect surface, electric four ring hob with acrylic splash back and extractor hood, electric high rise oven, composite one and a half sink, Space for American fridge/freezer, two hardwood doors to hallway and storage, UPVC double glazed french doors to rear, slate effect laminate flooring.

## First Floor

### Landing

13'8 x 7'3 (4.17m x 2.25m)

UPVC double glazed frosted window, central heating radiator, dado rail, loft access, five hardwood doors to bedrooms one to four and bathroom, stairs to ground floor.

### Bedroom One

13'6 x 11'5 (4.11m x 3.48m)

UPVC double glazed window, central heating radiator, hardwood door to landing.

### Bedroom Two

11'3 x 10'3 (3.43m x 3.12m)

UPVC double glazed bay window, central heating radiator, integrated storage, hardwood door to landing.

### Bedroom Three

11'5 x 8 (3.48m x 2.44m)

UPVC double glazed window, central heating radiator, integrated storage, hardwood door to landing.

### Bedroom Four

8'5 x 7' (2.57m x 2.13m)

UPVC double glazed window, central heating radiator, integrated shelving, hardwood door to landing.

### Bathroom

9'6 x 7'9 (2.90m x 2.36m)

UPVC double glazed frosted window, central heating radiator, four piece suite: single flush low basin WC, pedestal wash basin with traditional taps, paneled bath with traditional taps, shower enclosure with direct feed shower head, tiled elevations, extractor fan, spotlights, lino flooring, hardwood door to landing.

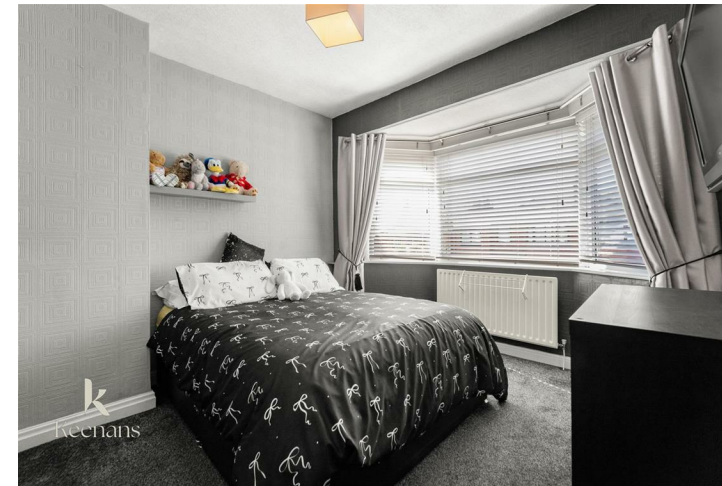
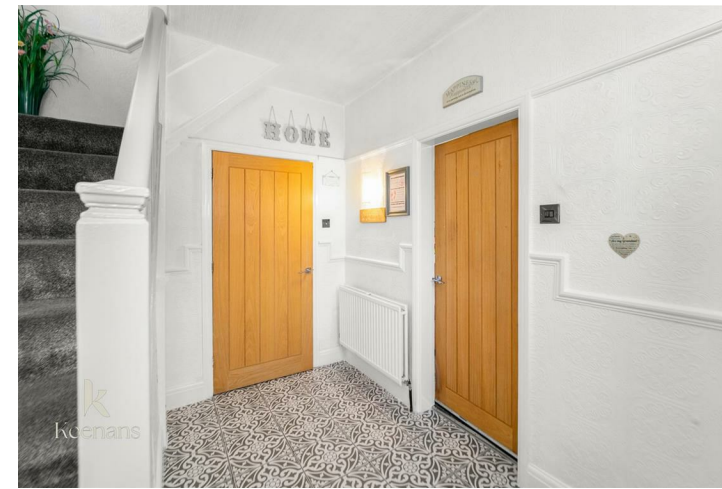
### Exterior

#### Rear

Garden, bedding areas, mature shrubs, laid to lawn, decking, garage

#### Front

Tarmac single driveway.



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