

## Trevor Road, Manchester, M27 0YH

### Offers Over £325,000

#### ENVIABLE THREE BEDROOM HOME NOT TO BE MISSED

Nestled on the charming Trevor Road in Swinton, Manchester, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts three spacious reception rooms, providing ample room for relaxation and entertainment. Notably, the second reception room leads to a light and airy conservatory, creating a wonderful space to enjoy the garden views throughout the year.

The contemporary fitted kitchen is designed for both functionality and aesthetics, making meal preparation a pleasure. The house also features a modern three-piece bathroom suite, ensuring convenience for all residents.

Outside, the property is complemented by a rear paved enclosed garden, perfect for outdoor gatherings or simply enjoying a quiet moment in the sun. Additionally, the front of the house offers gated off-road parking, providing both security and ease of access.

This semi-detached house on Trevor Road is not just a property; it is a place where memories can be made. With its spacious interiors and inviting outdoor space, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(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.

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 3  1  3  D

- Tenure Freehold
- Secure Off Road Parking
- Viewing Essential
- Envious Garden Space
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal Family Home
- Light And Airy Conservatory

## Ground Floor

### Entrance

Composite part frosted door to hall.

### Hall

15'1 x 5'11 (4.60m x 1.80m)

UPVC frosted window, central heating radiator, coving, smoke alarm, doors to two reception rooms and kitchen, stairs to first floor, under stairs storage and wood effect lino flooring.

### Reception Room One

13'5 x 13' (4.09m x 3.96m)

UPVC double glazed bay window, coving, ceiling rose, picture rail, feature wall lights, two central heating radiators and living flame gas fire.

### Reception Room Two

13' x 12'11 (3.96m x 3.94m)

Central heating radiator, ceiling rose, picture rail, wood effect lino flooring and UPVC double glazed sliding door to conservatory.

### Conservatory

12'11 x 11'1 (3.94m x 3.38m)

UPVC double glazed windows, UPVC frosted windows, polycarbonate roof, ceiling fan, central heating radiator, wood effect lino flooring and UPVC double glazed door to rear.

### Kitchen

17'6 x 6' (5.33m x 1.83m)

Three UPVC double glazed windows, central heating radiator, panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, space for free standing oven, extractor hood, plumbed for washing machine, dishwasher, fridge freezer, wood effect lino flooring and composite part frosted door to rear.

## First Floor

### Landing

10'5 x 9'2 (3.18m x 2.79m)

UPVC frosted window, central heating radiator, loft access, smoke alarm, picture rail, doors to three bedrooms and bathroom.

### Bedroom One

13'2 x 12' (4.01m x 3.66m)

UPVC double glazed window, central heating radiator, picture rail and fireplace.

### Bedroom Two

12'2 x 8'5 (3.71m x 2.57m)

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom Three

10'3 x 8'2 (3.12m x 2.49m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'10 x 6'10 (2.08m x 2.08m)

UPVC frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed overhead rainfall shower with rinse head, PVC to ceiling, spotlights, extractor fan, PVC elevation and wood effect lino flooring.

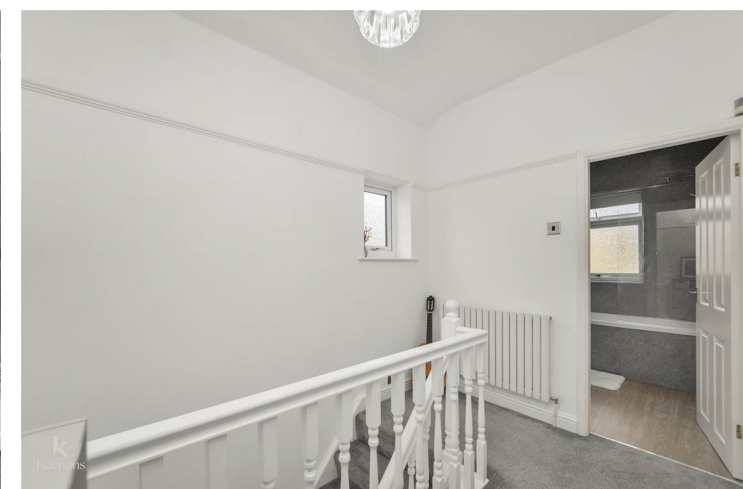
## External

### Rear

Enclosed Indian stone paved garden.

### Front

Block paved gated drive with access to garage and shrubbery.



Tel: 01617939622

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