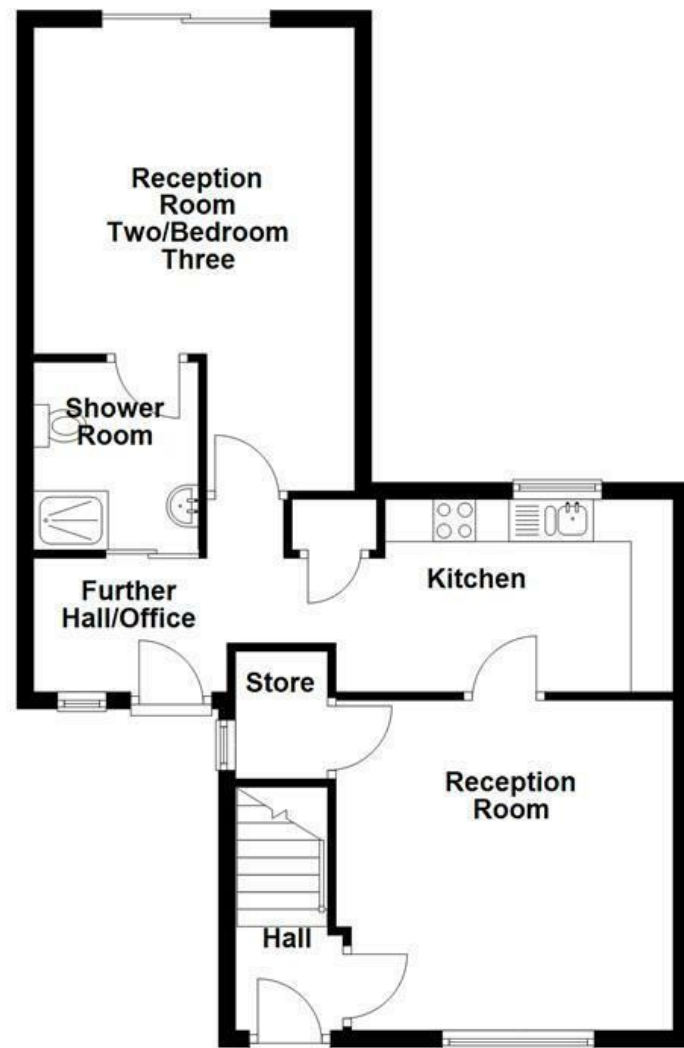
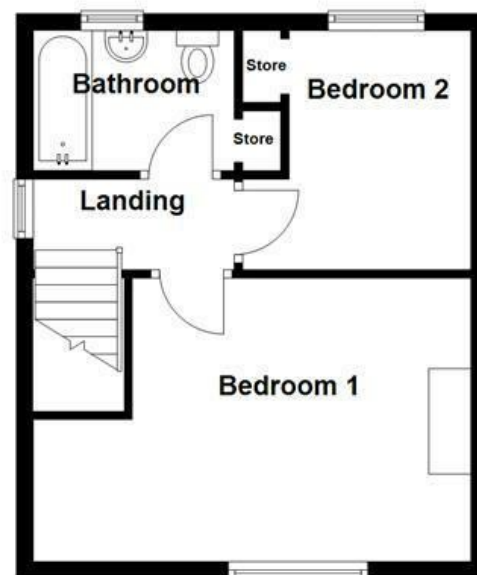


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Wedgwood Road, Swinton, M27 8RS

Offers Over £210,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY NOT TO BE MISSED

Situated on Wedgwood Road in Swinton, Manchester, this semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern living with ease. The home features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

The property has undergone a full renovation, ensuring that it meets contemporary standards. With a brand new boiler, rewiring, and new windows and doors, you can enjoy peace of mind knowing that the essential elements of the home are in excellent condition. Additionally, the house includes two bathrooms, providing ample facilities for family life.

Notably, this residence has been thoughtfully adapted to include some disabled adjustments, such as ramps and wider doorways, making it accessible for all. This consideration adds to the property's appeal, catering to a diverse range of needs.

Outside, the property benefits from off-road parking, a valuable feature in this area, allowing for convenience and security. The combination of modern amenities, thoughtful adaptations, and a welcoming atmosphere makes this home a fantastic choice for anyone looking to settle in Swinton. With its prime location and extensive renovations, this property is ready to welcome its new owners.

Wedgwood Road, Swinton, M27 8RS

Offers Over £210,000

 3  2  1  D

- Tenure Freehold
 - Off Road Parking
 - Two Bathrooms
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating D
 - Accessable Downstairs Living
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite frosted door to hall.

Hall

4'2 x 3'1 (1.27m x 0.94m)

Wood effect flooring and door to reception room.

Reception Room

12'10 x 12'6 (3.91m x 3.81m)

UPVC double glazed window, central heating radiator, wood effect flooring, door to under stairs storage and door to kitchen.

Kitchen

10'8 x 7'6 (3.25m x 2.29m)

UPVC double glazed window, wall and base units, laminate work tops, composite one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor fan, wood effect flooring and open access to further hall.

Further Hall

10'8 x 4'10 (3.25m x 1.47m)

UPVC double glazed window, wood effect flooring, sliding door to shower room, door to bedroom, doors to boiler and front elevation.

Shower Room

7'5 x 6'5 (2.26m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, electric feed shower, tiled effect flooring and door to bedroom.

Bedroom

12'6 x 12'2 (3.81m x 3.71m)

UPVC double glazed window, wood effect flooring and sliding door to rear.

First Floor

Landing

5'10 x 3'8 (1.78m x 1.12m)

UPVC double glazed window, doors to two bedrooms and bathroom.

Bedroom One

15'8 x 10'10 (4.78m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'8 x 7'6 (2.95m x 2.29m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

5'10 x 5'6 (1.78m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled effect flooring and integrated storage.

External

Rear

Enclosed paved garden with gravel chippings.

Front

Paved driveway.



Tel: 01617939622

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