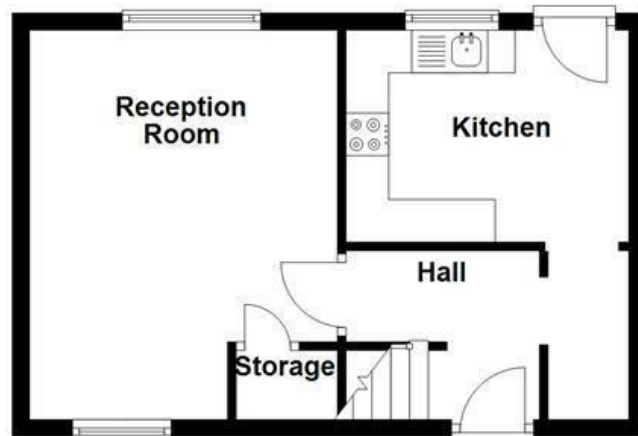
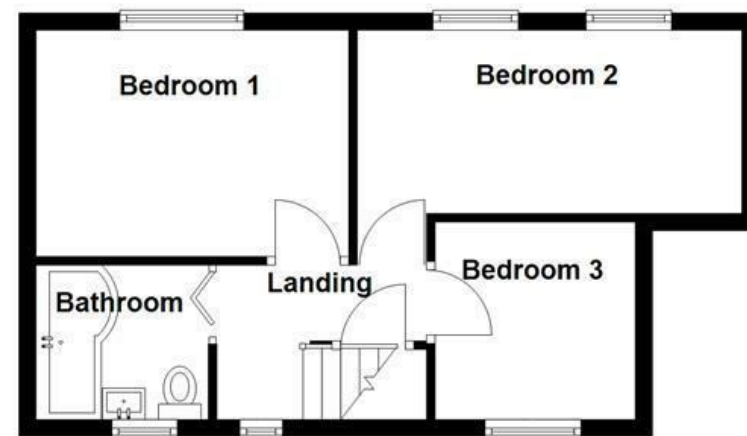


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Brindley Street, Swinton, M27 6FS

£160,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with generously sized gardens, off road parking and neutral decoration, this idyllic three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Swinton. With spacious rooms throughout and being a complete blank canvas, this property is the perfect family 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.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and contemporary fitted kitchen, as well as housing a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a laid to lawn garden with paving and off road parking.

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

Brindley Street, Swinton, M27 6FS

£160,000

3

1

1

D

Tenure Freehold

Off Road Parking

Ideal Family Home

Close Proximity To Local Amenities

Council Tax Band A

Viewing Essential

Fitted Kitchen And Three Piece bathroom Suite

EPC Rating D

Ample Garden Space

Easy Access To Major Commuter Routes

Ground Floor

Laid to lawn garden with paving and off road parking.

Entrance

Composite double glazed frosted door to hall.

Hall

10'11 x 6'5 (3.33m x 1.96m)

Central heating radiator, wood effect laminate flooring, door to reception room open to kitchen.

Reception Room

15' x 11'10 (4.57m x 3.61m)

Two UPVC double glazed windows, central heating radiator, television point, storage cupboard and wood effect laminate flooring.

Kitchen

10'11 x 8'2 (3.33m x 2.49m)

UPVC double glazed window, central heating radiator, range of matte wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob, extractor hood, space for fridge freezer, plumbed for washing machine, wood effect lino and UPVC double glazed frosted door to rear.

First Floor

Landing

8'1 x 6' (2.46m x 1.83m)

UPVC double glazed window, loft access, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

14'9 x 8'8 (4.50m x 2.64m)

Two UPVC double glazed windows, central heating radiator and wood effect laminate flooring.

Bedroom Two

11'11 x 8'8 (3.63m x 2.64m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

8' x 7'7 (2.44m x 2.31m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'6 x 6' (1.98m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, L shaped panel bath with direct feed rainfall shower, mixer tap and rinse head, tiled elevation and wood effect lino.

External

Rear

Laid to lawn garden with paving.

Front

A bedroom featuring a large bed with a vibrant blue duvet, a white radiator, and a window with white frames. A small black chest of drawers is visible in the background.

A bedroom with a blue duvet, a wall-mounted TV, and a wall with a grey and white camouflage pattern. A window with white frames is on the right.

A bedroom with a grey duvet, a large TV on a stand, and a window with white frames. A small black chest of drawers is visible in the background.

A view of the entrance hall showing a white door with a semi-circular window, a staircase with a white railing, and a white door to the right.

A living room with a grey duvet, a large TV on a stand, and a fireplace. A window with white frames is visible in the background.

A kitchen with white cabinets, a grey countertop, and a white door. A window with white frames is visible in the background.

A bathroom with white tiles, a white bathtub, and a shower. A window with white frames is visible in the background.

A view of the rear garden showing a paved patio area, a lawn, and a brick wall. A small red car is parked on the lawn.

Tel: 01617939622

www.keenans-estateagents.co.uk