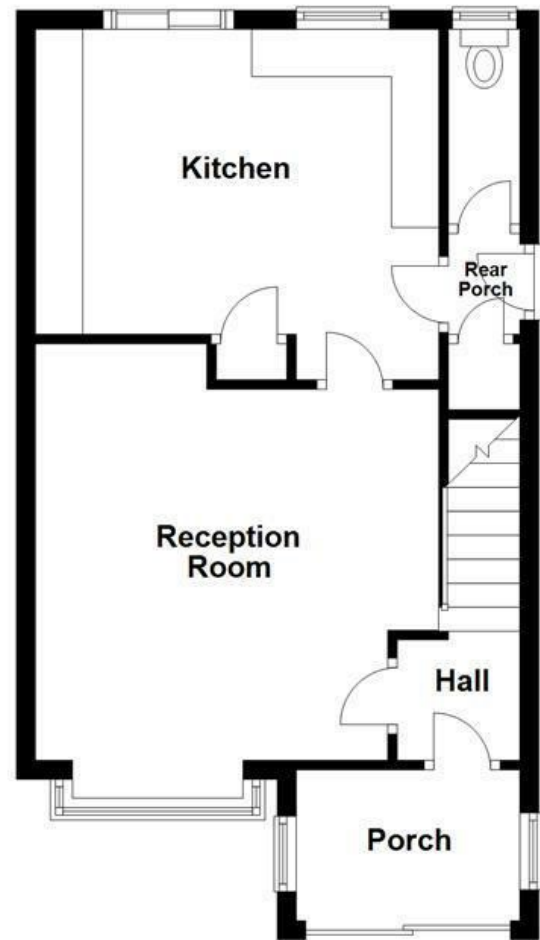
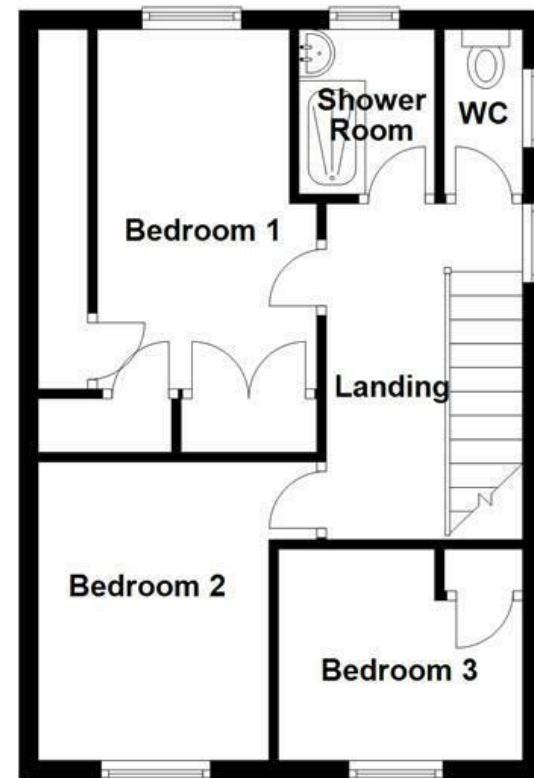



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	81
(81-91) B		
(69-80) C		
(55-68) D		
(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.



Wroe Street, Swinton, M27 6PF

Offers Over £210,000

AN OUTSTANDING THREE BEDROOM SEMI DETACHED FAMILY HOME

Benefitting from an abundance of indoor and outdoor space, off road parking and stunning gardens, this enviable three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Swinton. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bolton and major motorway links. The property benefits from three generously sized bedrooms, gardens to both the front and the rear and bursting with potential and is the perfect family home to put your own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to a kitchen diner which guides you through to a WC and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed laid to lawn garden with patio and bedding areas. To the front there is a laid to lawn garden with off road parking.

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

Wroe Street, Swinton, M27 6PF

Offers Over £210,000

 3  1  1  D

- Semi Detached Property
- Perfect Family Home
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Close to Local Amenities
- Tenure Freehold
- Two Piece Shower Room
- Gardens to Front and Rear
- Council Tax Band A

Ground Floor

Entrance Porch

7'9 x 5'3 (2.36m x 1.60m)

UPVC double glazed window, feature wall .light, integrated shelving, tiled flooring and UPVC double glazed frosted door to hall.

Hall

4'3 x 4'2 (1.30m x 1.27m)

Central heating radiator, hardwood single glazed frosted door to reception room and stairs to first floor.

Reception Room

14'5 x 14 (4.39m x 4.27m)

UPVC double glazed box window, central heating radiator, cornice coving, smoke detector, dado rail, gas fire with tiled hearth and surround, television point, and hardwood single glazed frosted door to kitchen.

Kitchen / Dining Room

14 x 11'2 (4.27m x 3.40m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, wood effect surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer taps, integrated electric double oven with four ring gas hob, space for fridge freezer, plumbing for washing machine and dryer, integrated storage, wood effect flooring, hardwood single glazed door to rear porch and UPVC double glazed sliding door to rear.

Rear Porch

3'5 x 2'9 (1.04m x 0.84m)

Lino flooring, understairs storage, door to WC and UPVC double glazed frosted door to side.

WC

6'9 x 3 (2.06m x 0.91m)

UPVC double glazed frosted window, dual flush WC, tiled elevation, coving, store cupboard and tiled flooring,

First Floor

Landing

8'9 x 6 (2.67m x 1.83m)

UPVC double glazed frosted window, loft access, smoke detector, store cupboard, doors leading to three bedrooms, shower room and WC.

Bedroom One

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

11'1 x 10'3 (3.38m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 7'4 (2.82m x 2.24m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

5'8 x 4'7 (1.73m x 1.40m)

UPVC double glazed frosted window, central heating towel rail, two piece suite, pedestal wash basin with mixer taps, double direct feed shower enclosed, tiled elevation, spotlights and tiled effect flooring.

WC

5'8 x 2'8 (1.73m x 0.81m)

UPVC double glazed frosted window, low base WC, tiled elevation, cornice coving and tiled effect flooring.

External

Front

Laid to law garden with bedding plants and off road parking.

Rear

Laid to lawn garden, patio and bedding plants.



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