



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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East Lancashire Road, Manchester, M27 5QJ

Offers Over £260,000

A FANTASTIC FAMILY HOME

Located on the East Lancashire Road in Swinton, Manchester, this charming three-bedroom semi-detached house presents an ideal family home. Recently fully renovated, the property boasts a contemporary kitchen that is both stylish and functional, perfect for preparing meals and entertaining guests.

As you enter, you are welcomed by a spacious lounge that features double doors leading into the dining room, creating an open and inviting atmosphere. The modern fixtures and fittings throughout the home enhance its appeal, ensuring a comfortable and stylish living experience.

The three generously sized bedrooms provide ample space for family members or guests, while the modern family bathroom offers a relaxing retreat.

One of the standout features of this property is the beautifully landscaped rear garden, which provides a serene outdoor space for children to play or for hosting summer gatherings. Additionally, the driveway offers convenient off-road parking, a valuable asset in this bustling area.

This delightful home is not only well-appointed but also conveniently located, making it a perfect choice for families seeking a blend of comfort and modern living in a vibrant community. Don't miss the opportunity to make this lovely property your own.

East Lancashire Road, Manchester, M27 5QJ

Offers Over £260,000



- Beautifully Presented Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

7'8 x 6'10 (2.34m x 2.08m)

Composite front door, UPVC double glazed frosted window, upright central heating radiator, picture rail, wood effect flooring, door leading to kitchen and stairs to first floor.

Kitchen

20'1 x 7'9 (6.12m x 2.36m)

Two UPVC double glazed windows, upright central heating radiator, range of high gloss wall and base units with marble work surfaces, composite sink and drainer with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, plumbing for washing machine, spotlights, wood effect flooring and door to reception room one.

Reception Room One

19'11 x 10'11 (6.07m x 3.33m)

UPVC double glazed bay window, central heating radiator, television points, spotlights, wood effect flooring and double doors to reception room two.

Reception Room Two

10'11 x 9'5 (3.33m x 2.87m)

Two UPVC double glazed windows, Velux window, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'11 x 6'3 (2.41m x 1.91m)

UPVC double glazed frosted window, loft access, smoke detector, picture rail, doors leading to three bedrooms and bathroom.

Bedroom One

11'0 x 11'0 (3.35m x 3.35m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Two

10'11 x 8'1 (3.33m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'0 x 7'9 (2.44m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 6'3 (2.31m x 1.91m)

Two UPVC double glazed frosted windows, central heated towel rail, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, dual flush WC, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, paving and stone chippings.

Front

Tarmac driveway.



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