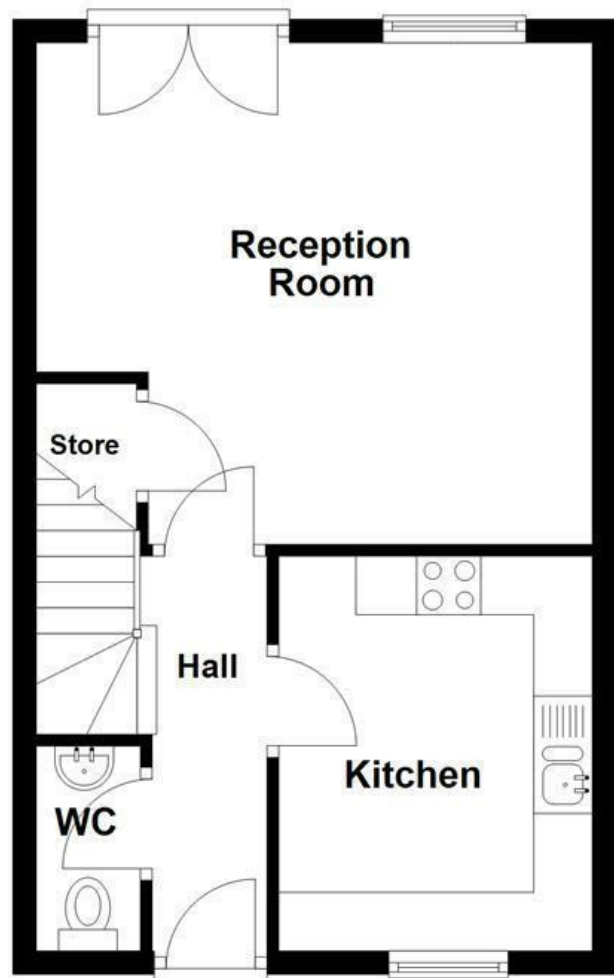
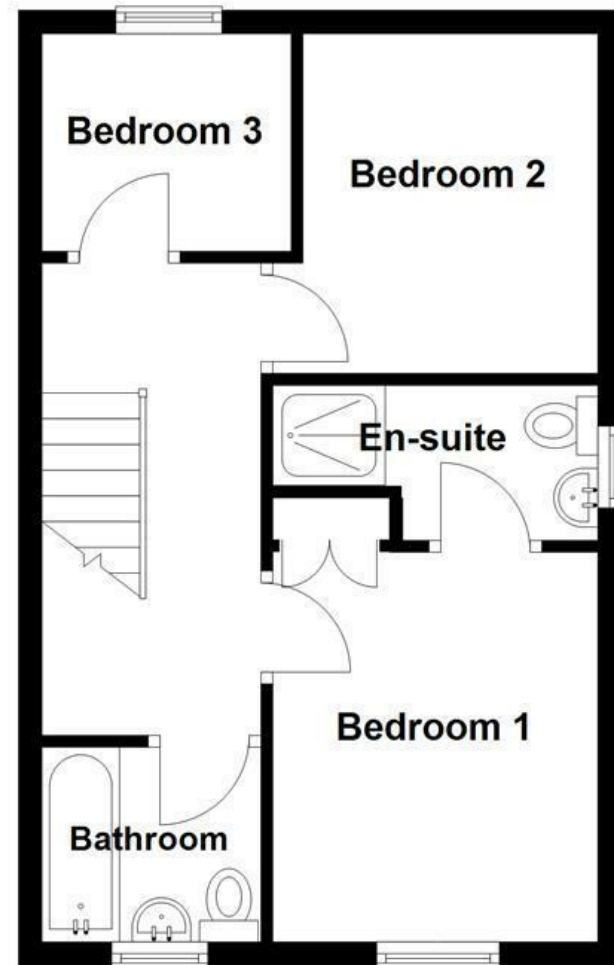


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	77	
(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.

## Brattice Drive, Manchester, M27 8WE

£250,000

IMMACULATE THREE BEDROOM SEMI-DETACHED HOME IN SWINTON

Situated in the desirable area of Swinton, Manchester, this charming house on Brattice Drive offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a generous living room that provides ample space for relaxation and entertaining. The well-equipped kitchen is a delight for any home cook, making meal preparation a pleasure.

This property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family or guests. The well-appointed bathroom adds to the home's appeal, providing a tranquil space for unwinding after a long day. For added convenience, a downstairs WC is thoughtfully included, making daily routines that much easier.

Outside, the property features a rear yard, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, off-road parking is available, providing peace of mind and ease of access.

This house on Brattice Drive is an excellent opportunity for those seeking a comfortable family home in a friendly neighbourhood. With its practical layout and desirable features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Brattice Drive, Manchester, M27 8WE

£250,000



- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

11'1 x 3'3 (3.38m x 0.99m )

Composite double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to WC, kitchen, reception room and stairs to first floor.

### WC

5'9 x 2'11 (1.75m x 0.89m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, integrated storage, extractor fan and tiled effect flooring.

### Kitchen

11'1 x 8'9 (3.38m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, space for dryer, space for fridge freezer, enclosed boiler and tiled effect flooring.

### Reception Room

15'7 x 14'0 (4.75m x 4.27m)

UPVC double glazed window, two central heating radiators, under stairs storage and UPVC double glazed French doors to rear.

## First Floor

### Landing

12'4 x 6'1 (3.76m x 1.85m)

### Bedroom One

10'11 x 9'1 (3.33m x 2.77m)

UPVC double glazed window, central heating radiator, loft access, fitted wardrobe and door to en suite.

### En Suite

9'1 x 4'4 (2.77m x 1.32m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, extractor fan, spotlights, partially tiled elevations and tiled effect flooring.

### Bedroom Two

9'2 x 9'1 (2.79m x 2.77m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'0 x 6'6 (2.13m x 1.98m )

UPVC double glazed window and central heating radiator.

### Bathroom

6'1 x 5'5 (1.85m x 1.65m )

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, extractor fan, partially tiled elevations and tiled effect flooring.

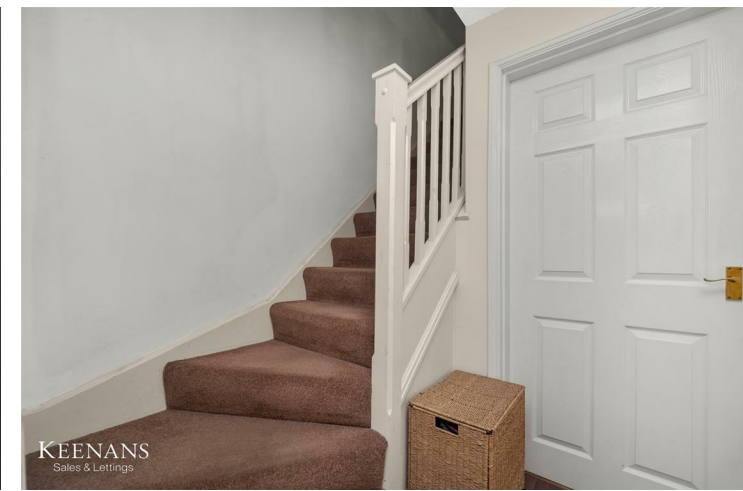
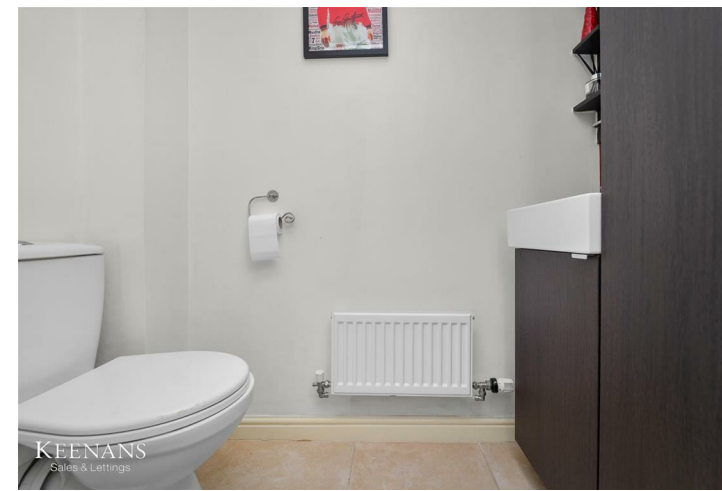
### External

### Rear

Enclosed garden with laid to lawn, paved patio, decking and stone chippings.

### Front

Paving, stone chippings and tarmac driveway.



Tel: 01617939622

www.keenans-estateagents.co.uk