



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 75
(81-91) B		
(69-80) C		
(55-68) D	 50	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

South Avenue, Swinton, M27 5RP

£220,000

AN ENVIABLE SEMI DETACHED PROPERTY

Having been presented and maintained to the highest standard throughout with gardens to both the front and the rear, three generously sized bedrooms and being a complete blank canvas, this enviable semi detached property is being proudly welcomed to the market in the desirable location of Swinton. Offering spacious rooms, neutral decoration and no chain delay, this property is the perfect 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. With potential for off road parking, bursting with potential and situated within a convenient location, this property is the perfect family home ready to move straight into!

The property comprises briefly; an entrance hallway provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The reception room leads on to an additional reception room. The first floor comprises of doors on to three sizeable bedrooms, WC and shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and mature shrubs. To the front there is a garden with paving, laid to lawn and bedding areas.

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

South Avenue, Swinton, M27 5RP

£220,000

 3  1  2  E

- Semi Detached Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Three Bedrooms
 - Two Piece Shower Room And Separate WC
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Gardens To Front And Rear
 - Council Tax Band: B

Ground Floor

Hall

10'5 x 9'4 (3.18m x 2.84m)
UPVC double glazed window, central heating radiator, dado rail, meter cupboard, under stairs storage, stairs to first floor and doors to reception room two and kitchen.

Reception Room Two

14'5 x 10'10 (4.39m x 3.30m)
Central heating radiator, picture rail, two feature wall lights, dado rail, gas fire, tiled hearth and surround, TV point, wood effect laminate flooring, open access to reception room one and UPVC double glazed French doors to rear.

Reception Room One

11' x 10'5 (3.35m x 3.18m)
UPVC double glazed window, central heating radiator, picture rail, dado rail, two feature wall lights, TV point and wood effect laminate flooring.

Kitchen

14'4 x 6' (4.37m x 1.83m)
UPVC double glazed window, central heating radiator, wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, under stairs storage, tile effect lino flooring and UPVC double glazed frosted door to side.

First Floor

Landing

9'4 x 6'1 (2.84m x 1.85m)
UPVC double glazed frosted window, fitted storage, loft access, wood effect laminate flooring and doors to three bedrooms, shower room and WC.

Bedroom One

12'2 x 10'11 (3.71m x 3.33m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)
UPVC double glazed window, central heating radiator, storage cupboard, picture rail, dado rail, ceiling rose and TV point.

Bedroom Three

8'4 x 8' (2.54m x 2.44m)
UPVC double glazed window and central heating radiator.

WC

5'2 x 2'7 (1.57m x 0.79m)
UPVC double glazed frosted window, dual flush WC, tiled elevation and wood effect laminate flooring.

Shower Room

7' x 5'8 (2.13m x 1.73m)
UPVC double glazed frosted window, central heating radiator, spotlights, wall mounted wash basin with mixer tap, electric feed shower in double corner enclosure, PVC panel ceiling, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, paving, bedding areas and mature shrubs.

Rear

Laid to lawn garden, paving, bedding areas and mature shrubs.

