



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## South Avenue, Swinton, M27 5RP

### £220,000

DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME WITH GREAT POTENTIAL

Nestled on South Avenue in the charming area of Swinton, Manchester, this delightful three-bedroom family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts well-proportioned bedrooms, ensuring ample space for family life or guests. The modern shower room adds a touch of contemporary convenience, making daily routines a pleasure.

One of the standout features of this home is the generous rear garden, which offers a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is ideal for families, providing a safe and enjoyable area for children to play or for hosting gatherings with friends and family.

The property also offers great potential for updating and personalising, allowing new owners to put their own stamp on the home and create a space that truly reflects their style and needs.

In addition to its appealing features, this residence benefits from good access to nearby amenities, including shops, schools, and parks, making it a practical choice for families only being a ten minute walk from Monoton. Commuters will appreciate the convenient transport links, ensuring easy access to Manchester city centre and beyond.

This three-bedroom house on South Avenue is not just a home; it is a canvas for your future. With its blend of space, potential, and location, it is a must-see for anyone looking to settle in this vibrant community.

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South Avenue, Swinton, M27 5RP  
£220,000

 3  1  1  D

- Terraced Property
  - Walking Distance to Monton Village
  - On Street Parking
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Modern Shower Room
  - Tenure: Freehold
- Spacious Reception Room
  - Gardens To Front And Rear
  - Council Tax Band: A

Ground Floor

**Hall**  
16'2 x 5'11 (4.93m x 1.80m)  
UPVC double glazed window, central heating radiator, stairs to first floor, open access to kitchen and door to reception room.

**Kitchen**  
10'11 x 9'6 (3.33m x 2.90m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer, tiled floor and UPVC double glazed door to rear.

**Reception Room**  
16'5 x 11'11 (5.00m x 3.63m)  
Two UPVC double glazed windows, central heating radiator, wall mounted electric fire, wood mantle and under stairs storage,

First Floor

**Landing**  
UPVC double glazed frosted window and doors to three bedrooms and shower room.

**Shower Room**  
6'6 x 5'11 (1.98m x 1.80m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, extractor fan, pat tiled elevation and vinyl flooring.

**Bedroom One**  
11'10 x 10'6 (3.61m x 3.20m)  
UPVC double glazed 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**  
12'7 x 7'6 (3.84m x 2.29m)  
Two UPVC double glazed windows and central heating radiator.

External

**Front**  
Laid to lawn garden, shared path to rear.

**Rear**  
Large laid to lawn garden.



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