



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		
(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.



East Lancashire Road, Manchester, M27 5QJ

Offers Over £260,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with stunning gardens, gated off road parking and spacious rooms throughout, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With three generously sized bedrooms, added conservatory and beautiful open plan living room, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; an entrance porch leads through to a welcoming hallway which guides you through to a spacious reception room, fitted kitchen and staircase to the first floor. The reception room leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed landscaped garden to the rear with laid to lawn, patio and decking areas. To the front there is a garden with gated off road parking. For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

East Lancashire Road, Manchester, M27 5QJ
Offers Over £260,000



- Council Tax Band B
 - Laid To Lawn Garden
 - Fitted Kitchen
- Freehold Property
 - Gated Off Road Parking
 - Nearby Schools
- EPC TBC
 - Three Bedrooms
 - Excellent Motorway Links

Ground Floor

Porch

9'3 x 1'9 (2.82m x 0.53m)
UPVC double glazed leaded window, feature wall light, granite effect floor,UPVC double glazed door to hall.

Hall

7'8 x 6'7 (2.34m x 2.01m)
UPVC double glazed leaded window, central heating radiator, picture railing, wood effect floor, hardwood single glazed frosted door to reception room, hardwood single glazed door to kitchen, stairs to the first floor.

Reception Room One

19'10 x 11'1 (6.05m x 3.38m)
UPVC double glazed leaded bay window, central heating radiator, coving, ceiling fan, electric fire with granite effect hearth and surround, hardwood mantle, dado railing, television point, wood effect floor, hardwood single glazed frosted door to kitchen, UPVC double glazed sliding door to conservatory.

Conservatory

9'4 x 9'0 (2.84m x 2.74m)
UPVC double glazed window, central heating radiator, ceiling fan.
UPVC double glazed doors to rear.

Kitchen

16'9 x 7'6 (5.11m x 2.29m)
Two UPVC double glazed windows, central heating radiator, panelled wall and base units, granite effect surfaces, tiled splash backs, composite sink with drainer and mixer tap, integrated electric Hoover oven with four ring induction hob, extractor hood, space for fridge/freezer and washing machine. spotlights, under stairs storage, granite effect floor, UPVC double glazed frosted door to rear.

First Floor

Landing

7'7 x 5'10 (2.31m x 1.78m)
UPVC double glazed frosted window, picture railing, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'5 x 11'1 (3.48m x 3.38m)
UPVC double glazed leaded bay window, central heating radiator, fitted wardrobes, picture railing, ceiling fan.

Bedroom Two

11'1 x 7'11 (3.38m x 2.41m)
UPVC double glazed leaded window, central heating radiator, fitted wardrobe, ceiling fan.

Bedroom Three

7'11 x 7'1 (2.41m x 2.16m)
UPVC double glazed leaded window, central heating radiator, picture railing.

Bathroom

7'1 x 5'10 (2.16m x 1.78m)
Two UPVC double glazed frosted leaded window, upright central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with direct feed rainfall shower, rinse head, tiled elevations, integrated linen cupboard, spotlights, extractor fan, slate effect floor.

Externally

Enclosed landscaped.

