



Bolton Road, Manchester, M27 6EW

Offers Over £180,000

GENEROUS TWO-BEDROOM HOME IN SWINTON

Nestled on Bolton Road in the charming area of Pendlebury, Swinton, Manchester, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

As you enter, you are welcomed by a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. This space flows seamlessly into the kitchen, creating an open and airy feel that enhances the overall living experience. The kitchen is well-equipped, making it a joy for any home cook to prepare meals.

The two bedrooms are thoughtfully designed, ensuring ample space for rest and personal belongings. The well-appointed bathroom adds to the convenience of the home, providing a tranquil space for your daily routines.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, the property boasts cellar space, offering valuable extra storage for your belongings, keeping your living areas clutter-free.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

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- Tenure Leasehold
 - On Street Parking
 - Ideal Home For A Couple Or Small Family
 - Enclosed Low Maintenance Rear Yard Space
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating C
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes

Ground Floor

Reception Room
26'8 x 15'1 (8.13m x 4.60m)

Kitchen
12'7 x 9'4 (3.84m x 2.84m)

Lower Ground Floor

Cellar
27'3 x 7'5 (8.31m x 2.26m)

First Floor

Landing
17'3 x 2'10 (5.26m x 0.86m)

Bedroom One
11'5 x 10'2 (3.48m x 3.10m)

Bedroom Two
17'6 x 7'8 (5.33m x 2.34m)

Shower Room
7'2 x 5'4 (2.18m x 1.63m)



Tel: 01617939622

www.keenans-estateagents.co.uk