



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## East Lancashire Road, Manchester, M27 0LJ

£290,000

Nestled on the desirable East Lancashire Road in Swinton, Manchester, this beautiful semi-detached home offers a perfect blend of space and comfort. The property boasts a charming extension, enhancing its appeal and functionality.

As you enter, you are greeted by a spacious ground floor that features a large reception room, ideal for relaxing or entertaining guests. Adjacent to this is a generous dining room, perfect for family meals or hosting dinner parties. The well-appointed kitchen is designed for practicality, complemented by a convenient utility area that adds to the home's overall efficiency.

Moving upstairs, you will find three generously sized bedrooms, each offering ample space for rest and relaxation. The fully fitted bathroom is modern and stylish, providing a serene retreat for your daily routines.

Outside, the property is surrounded by large front and rear gardens, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air.

This home is not just a property; it is a sanctuary that combines modern living with the charm of a traditional family home. With its excellent location and spacious layout, it is an ideal choice for families or anyone seeking a comfortable lifestyle in a vibrant community. Do not miss the opportunity to make this delightful house your new home.

# East Lancashire Road, Manchester, M27 0LJ

£290,000

 3  1  2  D

- Three Double Bedrooms
- Viewing Essential
- Low Maintenance Exteriors
- EPC Rating D
- Off Road Parking
- Two Reception Rooms
- Close To Amenities
- Perfect Family Home
- Conveniently Located
- Council Tax Band C

## Entrance

### Porch

9'3 x 4'7 (2.82m x 1.40m)

UPVC double glazed windows, laminate flooring, single glass window and wooden door to entry hall.

### Entrance Hallway

12'7 x 5'9 (3.84m x 1.75m)

Single glass frosted window into reception room, central heating radiator, wood effect flooring, Nova security smart alarm system, part wood panelled walls on stairs, doors to reception room and kitchen, stairs to first floor.

### Reception Room One

23'3 x 10'9 (7.09m x 3.28m)

UPVC double glazed bay windows, central heating radiator, multi fuel fire, brick fireplace with PVC décor surround, part wooden panelled walls, wooden effect floors, french doors to reception room two/dining room.

### Reception Room Two

10 x 10'9 (3.05m x 3.28m)

UPVC double glazed window, central heating radiator.

### Kitchen

14 x 5'9 (4.27m x 1.75m)

UPVC double glazed window, central heating radiator, frosted double glazed door to side external, double stainless steel sink with mixer tap, extractor fan, space for double oven, quartz worktop, PVC wall and base units, storage, door to utility.

### Utility Room

5'9 x 8'5 (1.75m x 2.57m)

UPVC double glazed window, central heating radiator, plumbing for washing machine and dryer, space for fridge.

### First Floor

### Landing

### Bedroom One

20'5 x 10'5 (6.22m x 3.18m)

UPVC double glazed window, central heating radiator, fitted storage.

### Bedroom Two

17 x 6'9 (5.18m x 2.06m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

11'8 x 9'4 (3.56m x 2.84m)

UPVC double glazed window, central heating radiator, fitted storage.

### Bathroom

6'9 x 8'1 (2.06m x 2.46m)

UPVC double glazed frosted window, central heating radiator, tiled floor and walls, dual flush toilet, vanity sink, walk in direct feed shower.

### External

### Front

### Rear



Tel: 01617939622

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