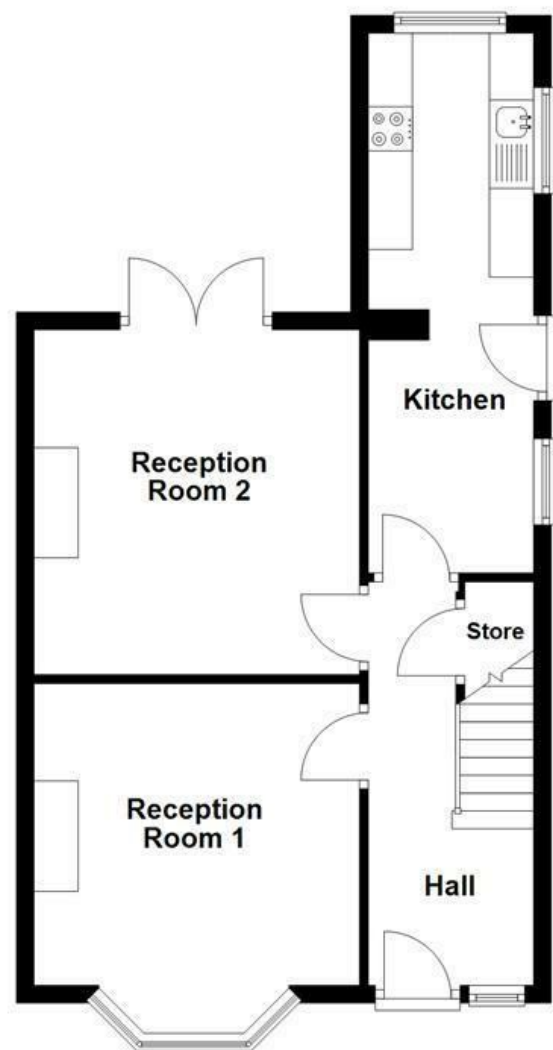
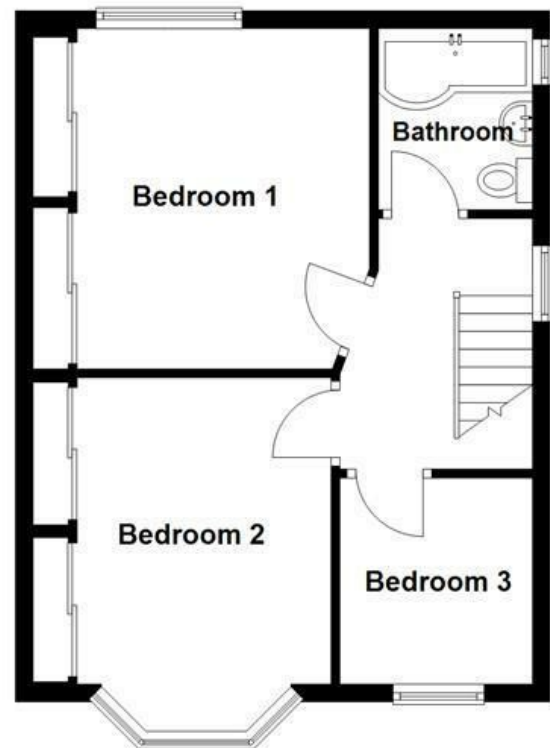


Ground Floor



First Floor



## Manchester Road, Swinton, M27 5EX

### Offers Over £280,000

#### EXCEPTIONAL SEMI DETACHED FAMILY HOME

Situated on Manchester Road in the charming area of Swinton, this beautiful semi-detached family home offers an ideal blend of comfort and space. Set on a generous plot, the property boasts immaculate external features that enhance its curb appeal, making it a delightful sight to behold.

Inside, you will find three well-proportioned bedrooms, perfect for accommodating a growing family or providing ample guest space. The heart of the home is its expansive living area, which comprises two reception rooms that seamlessly open into one another. This layout not only promotes a sense of togetherness but also allows for versatile use of the space, whether for entertaining guests or enjoying quiet family evenings.

The property further benefits from off-road parking, ensuring convenience for you and your visitors, as well as a garage that provides additional storage or potential for a workshop.

This semi-detached house is not just a home; it is a sanctuary that offers both comfort and practicality in a sought-after location. With its spacious interiors and well-maintained exterior, this property is a must-see for anyone looking to settle in the vibrant community of Swinton, Manchester.

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	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



# Manchester Road, Swinton, M27 5EX

## Offers Over £280,000

 3  1  2  D

- Beautifully Presented Semi Detached
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

15'0 x 6'2 (4.57m x 1.88m )  
Hardwood double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, part wood panelled elevations, wood effect flooring, doors leading to two reception rooms, kitchen, under stairs storage and stairs to first floor.

#### Reception Room One

12'1 x 11'3 (3.68m x 3.43m )  
UPVC double glazed bay window, central heating radiator, dado rail, part wood panelled elevations, gas fire with stone surround and mantel, television point, wood effect flooring and folding doors to reception room two.

#### Reception Room Two

12'10 x 12'0 (3.91m x 3.66m)  
Dado rail, gas fire with stone surround and mantel, part wood panelled elevations, wood effect flooring and UPVC double glazed French doors to rear.

#### Kitchen

20'1 x 6'2 (6.12m x 1.88m )  
Three UPVC double glazed windows, central heating radiator, dado rail, range of wall and base units with laminate work surfaces and upstands, tiled splashback, ceramic sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for dishwasher and washing machine, wood effect flooring and UPVC door to rear.

### First Floor

#### Landing

9'4 x 7'2 (2.84m x 2.18m)  
UPVC double glazed frosted window, central heating radiator, smoke detector, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'10 x 12'5 (3.91m x 3.78m )  
UPVC double glazed window, central heating radiator, part wood panelled elevations and fitted wardrobes.

#### Bedroom Two

11'4 x 11'2 (3.45m x 3.40m)  
UPVC double glazed bay window, central heating radiator, part wood panelled elevations and fitted wardrobes.

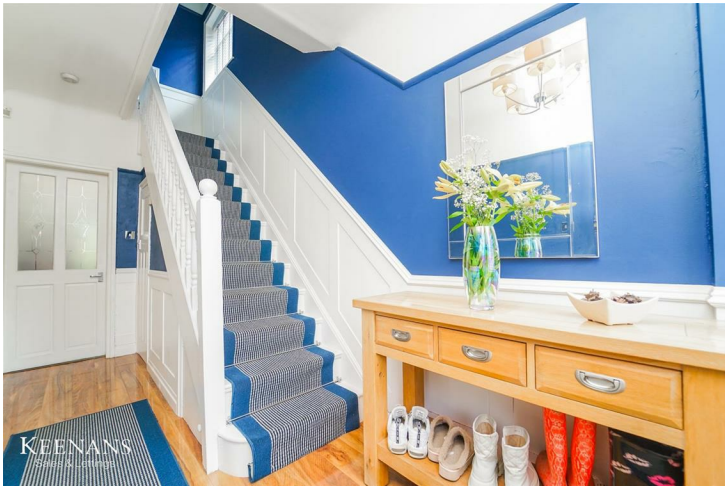
#### Bedroom Three

7'8 x 7'1 (2.34m x 2.16m )  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'9 x 5'10 (2.06m x 1.78m)  
UPVC double glazed frosted window, central heated towel rail, pedestal was basin with traditional taps, dual flush WC, panel bath with traditional taps and overhead electric feed shower, partially tiled elevations, extractor fan and tiled effect flooring.

### External



Tel: 01617939622

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