



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(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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Milner Street, Swinton, M27 4AS

Offers Over £260,000

IDEAL FAMILY HOME OR INVESTMENT OPPORTUNITY WITH NO CHAIN DELAY
Situating on Milner Street in Swinton, Manchester, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The adjoining dining room provides a lovely space for family meals and gatherings, creating a warm and inviting atmosphere.

The fitted kitchen is well-equipped, making it a joy for any home cook to prepare meals. The property boasts an abundance of indoor space, ensuring that every family member can enjoy their own area while still coming together in shared spaces. The three-piece bathroom suite is both functional and stylish, catering to the needs of a modern family.

Outside, the property features ample garden space, perfect for children to play or for hosting summer barbecues. The driveway and carport offer convenient off-road parking, adding to the practicality of this lovely home.

This semi-detached house on Milner Street is not just a property; it is a place where memories can be made. With its generous living spaces and outdoor areas, it is an ideal choice for families seeking a comfortable and inviting home in a friendly neighbourhood. Don't miss the opportunity to make this charming house your new home.

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- Tenure Freehold
 - Gated Off Road Parking With Car Port
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - No Chain Delay
 - Abundance Of Space
- EPC Rating D
 - Bursting With Potential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

3' x 2'10 (0.91m x 0.86m)

Door to hall.

Hall

9'2 x 6'3 (2.79m x 1.91m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring, door to storage, stairs to first floor and door to reception room.

Reception Room

13'1 x 13' (3.99m x 3.96m)

UPVC double glazed window, two central heating radiators, electric fire, coving, wood effect flooring, and door to dining room.

Dining Room

12'6 x 9'9 (3.81m x 2.97m)

UPVC double glazed window, central heating radiator, wood effect flooring, open access to kitchen.

Kitchen

11'3 x 6'9 (3.43m x 2.06m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated double oven, four ring gas hob, glass splash back, space for washing machine, tiled effect flooring and door to store room.

Store Room

4'1 x 3'9 (1.24m x 1.14m)

Tiled effect flooring, door to rear and open access to WC.

WC

3'9 x 3'3 (1.14m x 0.99m)

Low flush WC and tiled effect flooring.

Landing

7'10 x 6'11 (2.39m x 2.11m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'2 x 11'2 (4.01m x 3.40m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

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