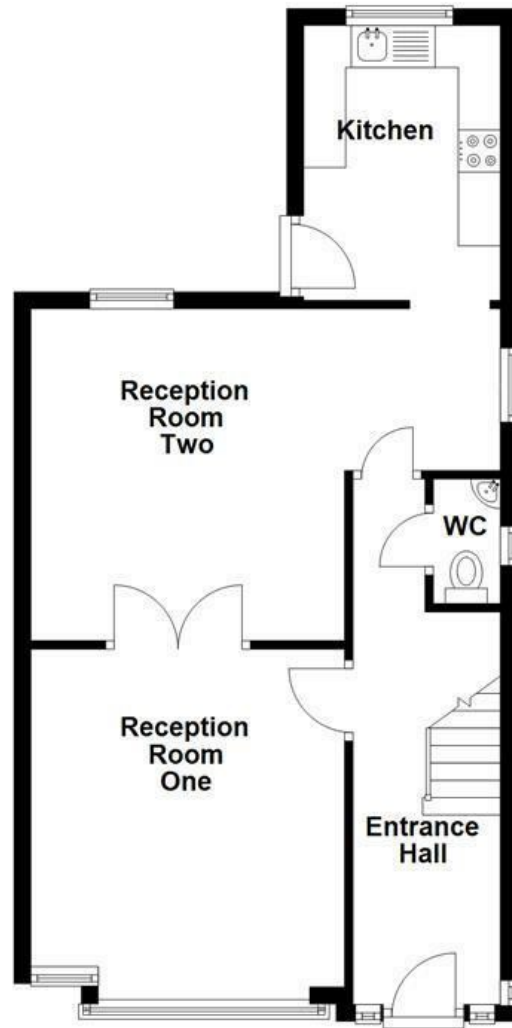


**Ground Floor**  
Approx. 53.1 sq. metres (571.6 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Trevor Road, Manchester, M27 0YH Offers In The Region Of £375,000

Nestled on the charming Trevor Road in Swinton, Manchester, this delightful semi-detached house offers a perfect blend of space and comfort for families and individuals alike. Upon entering, you are greeted by two generously sized reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The layout of the home is designed to provide a warm and inviting atmosphere, making it a wonderful place to create lasting memories.

The property boasts large bedrooms, ensuring ample space for relaxation and personalisation. Each room is filled with natural light, enhancing the overall sense of openness and tranquillity. The house also features a well-appointed WC and a bathroom, catering to the practical needs of modern living.

One of the standout features of this home is the impressive three-tier rear garden. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. Whether you envision hosting summer barbecues or creating a peaceful retreat, the garden offers endless possibilities.

Located in a friendly neighbourhood, this property is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. With its spacious interiors and lovely outdoor space, this semi-detached house on Trevor Road is a wonderful opportunity for anyone looking to settle in the vibrant area of Swinton.

# Trevor Road, Manchester, M27 0YH

## Offers In The Region Of £375,000

 3  2  2  D

- Tenure Freehold
- Off Road Parking
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band C
- Three Well proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Two Reception Rooms
- Three Tier Garden Space To Rear

### Ground Floor

#### Entrance

UPVC door with frosted window.

#### Hall

17'4 x 5'9 (5.28m x 1.75m)

Central heating radiator, Doors to two reception rooms, WC, stairs to first floor, spotlights and feature wall lights.

#### WC

4'10 x 2'7 (1.47m x 0.79m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity wash basin with mixer tap, extractor fan and tiled floor.

#### Reception Room One

13'2 x 12'3 (4.01m x 3.73m )

UPVC double glazed box window, central heating radiator, spotlights, television point and double doors to reception room two.

#### Reception Room Two

18'2 x 12'10 (5.54m x 3.91m)

Two UPVC double glazed windows, central heating radiator, spotlights, pendant lighting inset electric fire and open access to kitchen.

#### Kitchen

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window, smoke alarm, gloss wall and base units, wood effect laminate work top, ceramic one and a half sink and drainer with mixer tap, tiled splash back, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, dryer, spotlights, wood effect laminate flooring and UPVC frosted door to rear.

### First Floor

#### Landing

10'7 x 6'9 (3.23m x 2.06m)

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

#### Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Two

11'1 x 11'5 (3.38m x 3.48m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

6'7 x 8'8 (2.01m x 2.64m)

UPVC double glazed window and central heating radiator.

#### Bathroom

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

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevation, extractor fan and laminate flooring.

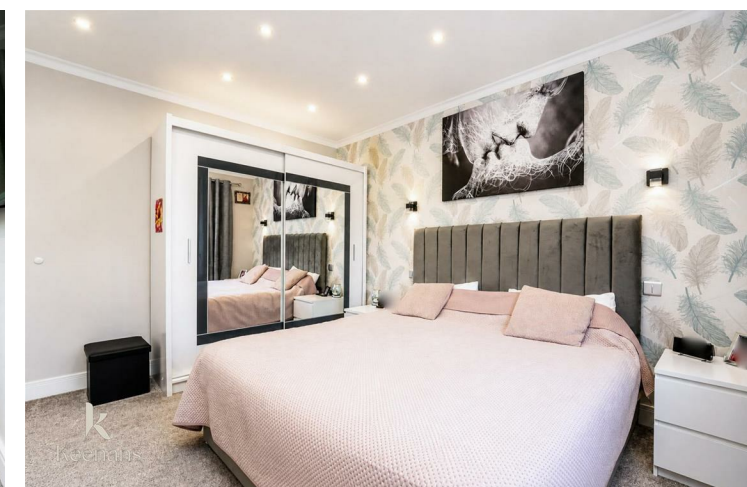
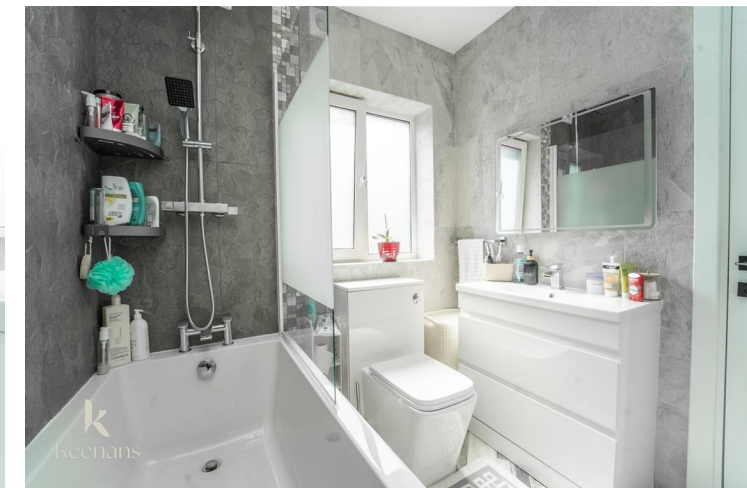
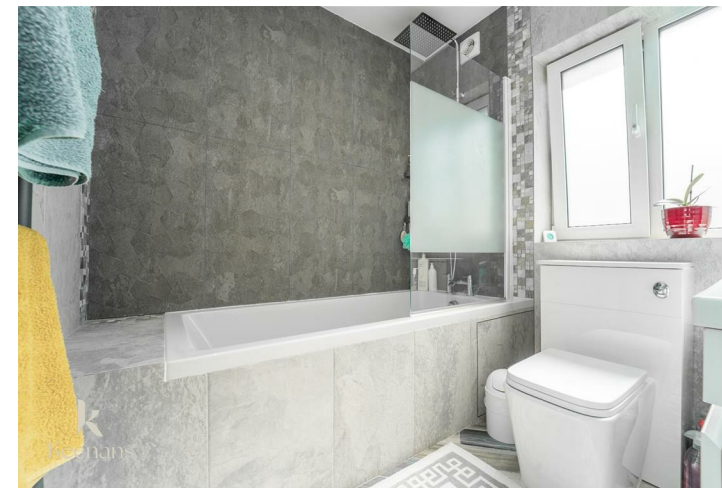
#### External

##### Front

Block paved drive and bedding areas with mature shrubs.

##### Rear

Three tiered garden with laid to lawn, porcelain tiles, decking, double garage and patio.



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