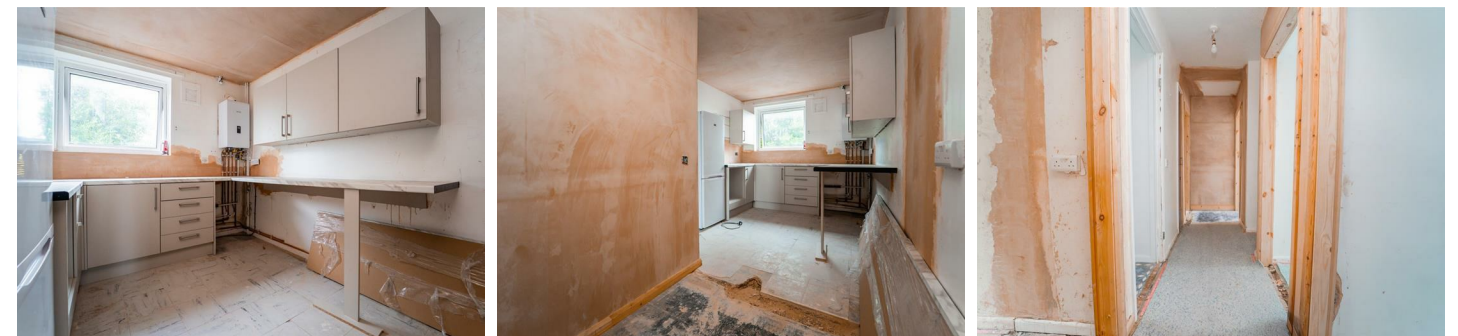
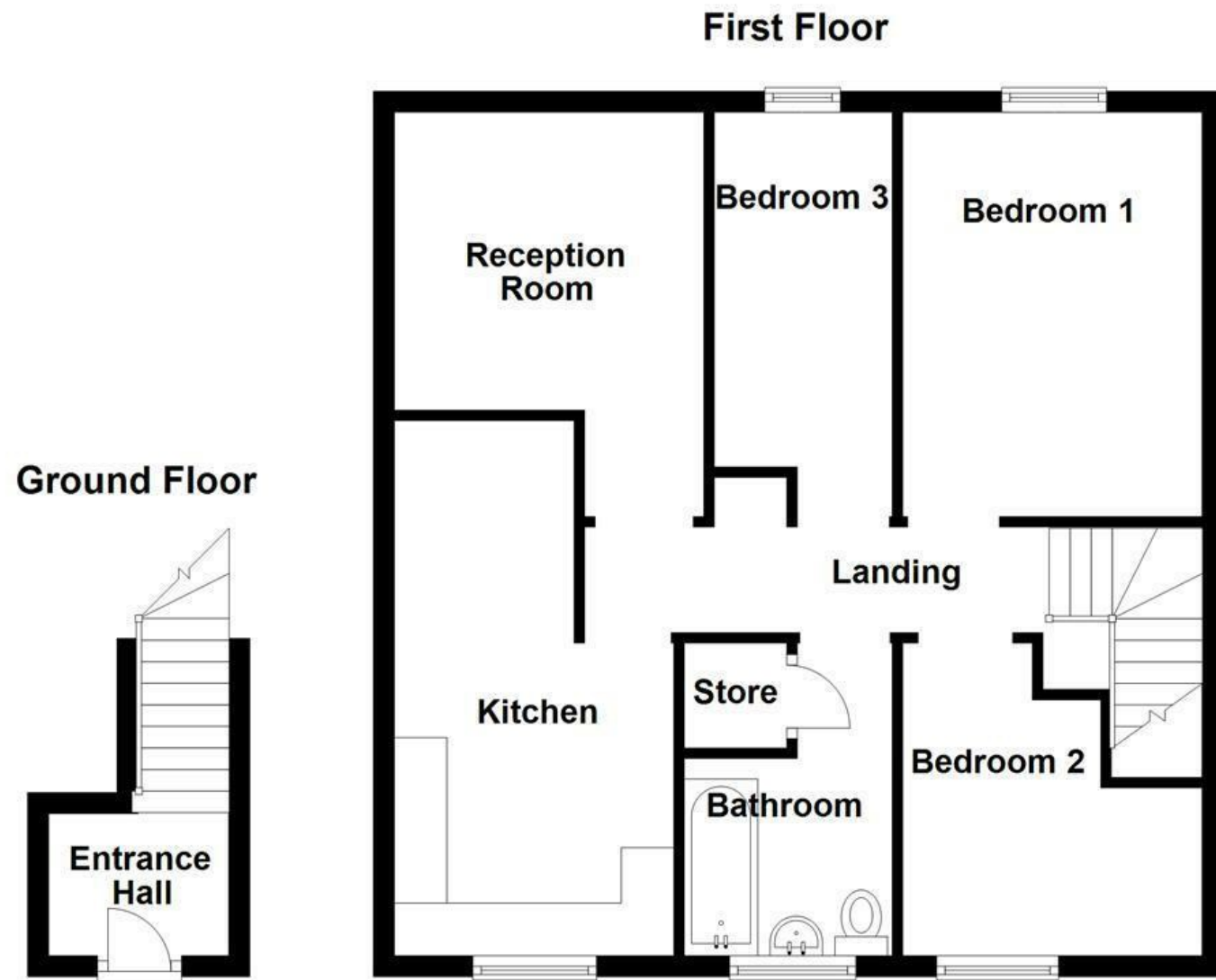




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Mimosa Drive, Swinton, M27 6EQ

Offers Over £130,000

THREE BEDROOM FIRST FLOOR FLAT WITH GREAT POTENTIAL

Nestled on the desirable Mimosa Drive in Swinton, Manchester, this charming three-bedroom first-floor flat presents an excellent opportunity for first-time buyers or those looking to invest in a property with great potential. Having recently undergone some renovations, the flat is primed for someone to add their personal touch and complete the finishing touches, transforming it into a delightful home.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The layout of the flat is thoughtfully designed, ensuring that every space is utilised effectively.

The three bedrooms offer comfortable living spaces, ideal for rest and relaxation. The bathroom is conveniently located, catering to the needs of modern living.

Situated in a convenient location, this property boasts excellent access to nearby amenities, including shops, parks, and schools, making it an ideal choice for families and professionals alike. Additionally, the flat is well-connected to commuter routes, ensuring easy travel to Manchester city centre and beyond.

This flat is not just a property; it is a canvas waiting for your vision. With its great potential and prime location, it is a wonderful opportunity for anyone looking to make their mark in the property market. Don't miss the

Mimosa Drive, Swinton, M27 6EQ

Offers Over £130,000

 3  1  1  C

- First Floor Flat
 - One Reception Room
 - On Street Parking
 - EPC Rating: C
- Investment Opportunity
 - Three Piece Bathroom
 - Tenure: Leasehold
- Three Bedrooms
 - Blank Canvas
 - Council Tax Band: A

Ground Floor

Hall
5'8 x 4'5 (1.73m x 1.35m)
Hardwood single glazed frosted entrance door and stairs to first floor.

First Floor

Landing
16'6 x 4'11 (5.03m x 1.50m)
Loft access, smoke alarm, storage cupboard and doors to reception room, kitchen, three bedrooms and bathroom.

Reception Room
12'6 x 9'8 (3.81m x 2.95m)
UPVC double glazed window, central heating radiator, TV point and door to kitchen/dining room.

Kitchen/Dining Room
16'8 x 8'8 (5.08m x 2.64m)
UPVC double glazed window, wall and base units, laminate worktops and wall mounted boiler.

Bedroom One
12'6 x 9' (3.81m x 2.74m)
UPVC double glazed window and central heating radiator.

Bedroom Two
9'10 x 9'4 (3.00m x 2.84m)
UPVC double glazed window and central heating radiator.

Bedroom Three
12'7 x 5'10 (3.84m x 1.78m)
UPVC double glazed window and central heating radiator.

Bathroom
9'9 x 6'6 (2.97m x 1.98m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, integrated linen cupboard, part tiled elevations and tile effect lino flooring.



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