



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

Cemetery Road South, Swinton, M27 9TA

Offers Over £230,000

Nestled on Cemetery Road South in the charming area of Swinton, this impressive terraced home offers a delightful blend of space and comfort. Upon entering, you are welcomed by two generous reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the large kitchen extension, which is perfect for family gatherings and culinary adventures.

As you ascend to the first floor, you will find two spacious bedrooms that are ideal for restful nights and personal retreats. The family bathroom is conveniently located, ensuring that all your needs are met with ease.

Outside, the property boasts a lovely rear garden, providing a serene outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, street parking at the front of the house offers convenience for residents and visitors alike.

This terraced home is not just a property; it is a place where memories can be made. With its thoughtful layout and inviting atmosphere, it is perfect for families or anyone seeking a comfortable living space in a friendly neighbourhood. Do not miss the opportunity to make this charming house your new home.

Cemetery Road South, Swinton, M27 9TA

Offers Over £230,000



- EPC Rating C
- Terraced House
- Viewing Essential
- Two Reception Rooms
- Council Tax Band A
- Two Bedrooms
- Perfect First Time Home
- Tenure TBC
- Finished To A Nice Standard Throughout
- Low Maintenance Rear Garden

Entrance

Composite door with frosted windows to entrance hall.

Rear

Paved path leading to shed, artificial grass area.

Entrance Hallway

Central heating radiator, doors to reception room one and two.

Reception Room One

13'2 x 10'7 (4.01m x 3.23m)

UPVC double glazed window, central heating radiator, gas fire with wooden surround, coven.

Reception Room Two

14 x 14'2 (4.27m x 4.32m)

UPVC double glazed window, central heating radiator, iron multi fuel fire with brick feature wall, surround, opening to kitchen, stairs to first floor.

Kitchen

12'9 x 14'2 (3.89m x 4.32m)

UPVC double glazed window, skylights, UPVC double glazed frosted door to rear garden, wooden wall and base units, stainless steel sink, integrated cooker with four ring gas hob, space for washing machine, fridge/freezer and dishwasher.

First Floor

Landing

Doors to two bedrooms and family bathroom.

Bedroom One

13'2 x 13'7 (4.01m x 4.14m)

UPVC double glazed window, central heating radiator, slide doors.

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)

UPVC double glazed window, central heating radiator.

Bathroom

12 x 6'9 (3.66m x 2.06m)

UPVC double glazed frosted window, central heating radiator, dual flush toilet, pedestal sink, panel bath, walk in direct feed shower, tiled walls.

External

Front

Stone chip bedding, small paved path to front door, red brick wall.



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