



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>	<b>66</b>	<b>73</b>
(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	

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## Dorchester Road, Swinton, M27 5NX

### Offers Over £190,000

THREE BEDROOM SEMI DETACHED IN SWINTON

Nestled on the desirable Dorchester Road in Swinton, Manchester, this charming house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts a well-equipped kitchen, complete with all the modern amenities one would expect, making it a delight for any home cook.

The spacious reception room offers a welcoming atmosphere, perfect for both relaxation and entertaining guests. Natural light floods the area, enhancing the sense of space and warmth. The enclosed rear garden, laid to lawn, provides a serene outdoor retreat, ideal for enjoying sunny days or hosting family gatherings.

For those with multiple vehicles, the property features off-road parking that can accommodate numerous cars, adding to the convenience of this lovely home.

The accommodation comprises two generously sized double bedrooms, providing ample space for rest and relaxation. Additionally, there is a third bedroom that offers versatility, making it an excellent option for a home office or a guest room.

This property is not only well-appointed but also situated in a friendly neighbourhood, making it a perfect choice for families or professionals alike. With its modern features and spacious layout, this house on



# Dorchester Road, Swinton, M27 5NX

## Offers Over £190,000

 3  1  1  D

- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

### Ground Floor

#### Hall

9'4 x 6'7 (2.84m x 2.01m)

Composite frosted entrance door, UPVC double glazed window, central heating radiator, under stairs storage, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

13'3 x 12'5 (4.04m x 3.78m)

Two UPVC double glazed windows, upright central heating radiator, coving, electric fire, marble effect hearth and surround and door to storage.

#### Kitchen

12'10 x 10'9 (3.91m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, under unit lighting, plinth lighting, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, integrated microwave, four ring electric hob, extractor hood, integrated dishwasher, space for washing machine, space for fridge freezer, boiler cupboard, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

14'5 x 2'6 (4.39m x 0.76m)

UPVC double glazed window, loft access (containing water tank), smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

10'9 x 10' (3.28m x 3.05m)

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

#### Bedroom Two

11' x 9'11 (3.35m x 3.02m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'1 x 6'10 (3.38m x 2.08m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'6 x 5'9 (2.29m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse had and electric feed shower over, tiled elevations and lino flooring.

### External

#### Front

Paving and driveway.

#### Rear

Enclosed garden, laid to lawn, paving and storage shed.



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