



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	87
(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.

## Balliol Street, Swinton, M27 0WG

£210,000

A PERFECT INVESTMENT OPPURTUNITY OR FIRST TIME BUY.

Nestled in the heart of a popular area of Swinton, Balliol Street is a small and private street providing access to all local amenities, good schools and major commuter routes. The property is ideally suited for any first time buyer looking for a new abode that is bursting with potential. Flowing with spacious accommodation throughout, the property is complete with newly fitted kitchen units, brand new luxurious bathroom, and boiler.

The property comprises briefly, to the ground floor; entrance to vestibule, providing access to the hall. The hall features stairs to the first floor and doors to two generously sized reception rooms. The second reception room is allows access through to the fitted kitchen, with the kitchen providing access to the rear. To the first floor is a landing with stairs leading to two bedrooms and a modern three-piece bathroom. Externally the property boasts a rear concrete patio area with access to an outbuilding, a further slabbed patio area with gated access and feature stone pond with stone chipped bedding areas, and to the front, stone chipped bedding areas, foliage for privacy and patio path.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience.

# Balliol Street, Swinton, M27 0WG

£210,000



- Tenure Leasehold
- Modern Fitted Kitchen And Three Piece Shower Room
- Easy Access To Major Commuter Routes
- EPC Rating C
- Two Well Proportioned Bedrooms
- Enclosed Rear Yard
- Viewing Essential
- Council Tax Band A
- On Street Parking
- Ideal First Time Buy Well Maintained And Ready to Move Into

## Ground Floor

### Entrance

UPVC double glazed door leading into the vestibule.

### Vestibule

4'0" x 3'3" (1.22 x 0.99)

Dado rail and a door leading to the hall.

### Hall

9'7" x 3'4" (2.92 x 1.02)

Central heating radiator, dado rail, stairs to the first floor and doors leading to two reception rooms.

### Reception Room One

11'2" x 10'4" (3.40 x 3.15)

UPVC double glazed window, central heating radiator, electric fire with a marble hearth, surround and a decorative wooden mantel.

### Reception Room Two

14'0" x 12'0" (4.27 x 3.66)

UPVC double glazed window, central heating radiator, cornice coving to the ceiling, dado rail, door to under-stairs storage, television point, wood effect flooring, centre piece fire and a door leading to the kitchen.

### Kitchen

8'9" x 6'7" (2.67 x 2.01)

UPVC double glazed window, high gloss wall and base units with marble effect work surfaces, tiled splash-backs, freestanding cooker, extractor hood, stainless steel sink, drainer and mixer tap, plumbing for a washing machine, space for a fridge freezer, a Vaillant boiler, spotlights, wood panelled roof and a door leading to the rear.

## First Floor

### Landing

6'6" x 6'3" (1.98 x 1.91)

Doors leading to the bathroom and to two bedrooms.

### Bedroom One

14'1" x 11'1" (4.29 x 3.38)

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

### Bedroom Two

12'0" x 7'7" (3.66 x 2.31)

UPVC double glazed window, central heating radiator and coving to the ceiling.

### Shower Room

7'9" x 6'1" (2.36 x 1.85)

UPVC double glazed frosted window, central heating towel rail, three piece suite comprises: duo flush WC, pedestal wash basin with mixer tap, a walk-in-direct feed shower, spotlights, fully-tiled elevations and wood effect flooring.

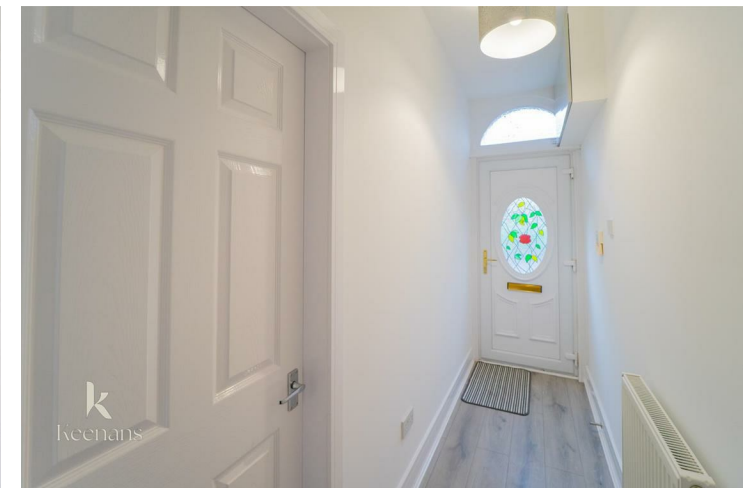
### External

#### Front

Courtyard

#### Rear

An paved yard with outbuilding, a timber shed, a feature pond, stone chipped beddings and a gate to a shared access road.



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