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York Avenue, Swinton, M27 9XQ

£240,000

IDEAL FAMILY HOME

Situated on York Avenue in the charming area of Swinton, Manchester, this delightful three-bedroom house presents an excellent opportunity for both families and investors alike. The property boasts a spacious open plan living and dining room, creating a warm and inviting atmosphere that is perfect for entertaining or enjoying family time.

The exterior features a low maintenance front and rear garden, allowing you to spend more time enjoying your home rather than tending to it. Additionally, the property offers off-road parking on a convenient drive, complemented by a single garage, ensuring ample space for vehicles and storage.

This house serves as an ideal blank canvas, ready for you to personalise and make your own. Its versatile layout and prime location make it particularly appealing for small families seeking a comfortable home or for those looking to invest in a rental property in a desirable area.

With its combination of practicality and potential, this property on York Avenue is not to be missed. Come and see for yourself the possibilities that await in this lovely home.

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£240,000

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- Tenure Leasehold
 - Off Road Parking Available Including A Single Garage
 - EPC Rating D
 - Viewing Highly Recommended
- Open Plan Living/Dining Area
 - Council Tax Band B
 - Easy Access To Major Commuter Routes
- Low Maintenance Outdoor Space
 - Ideal Home For Small Families
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

10' x 6'4 (3.05m x 1.93m)

Central heating radiator, stairs to first floor, doors to reception room, kitchen and under stairs storage.

Kitchen

13'1 x 9'2 (3.99m x 2.79m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, double oven in a high rise unit, four ring electric hob, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wall mounted Baxi boiler controlled from the Hive app, wood effect flooring and UPVC double glazed door to rear.

Reception Room

18'8 x 12'6 (5.69m x 3.81m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, living flame gas fire and television point.

First Floor

Landing

9'7 x 3'8 (2.92m x 1.12m)

UPVC double glazed frosted window, doors to three bedrooms and shower room.

Bedroom One

13'1 x 8'2 (3.99m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Three

10'6 x 9'10 (3.20m x 3.00m)

UPVC double glazed bay window, central heating radiator and fitted bedroom furniture.

Shower Room

9'2 x 7'3 (2.79m x 2.21m)

UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with mixer tap, enclosed direct feed shower, coving, tiled elevation and tiled floor.

External

Front

Laid to lawn garden with paved off road parking and garage.

Rear

Enclosed paved yard with timber shed.



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