



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Moss Bank Road, Swinton, M27 9UU

Offers Over £240,000

TWO BEDROOM SPACIOUS BUNGALOW IN SWINTON

Nestled on the charming Moss Bank Road in Swinton, Manchester, this delightful bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The generous reception area leads up into the main bedroom, providing a tranquil retreat. Adjacent to the living room you will find a second double bedroom, making this property perfect for families or guests.

The dining room is conveniently located next to the well-appointed kitchen and as well as the conservatory, which is bathed in natural light and truly enhances the living space, offering a lovely spot to enjoy the garden views throughout the seasons.

The low-maintenance rear patio area is perfect for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor upkeep. Furthermore, off-road parking at the front of the property ensures that you will never have to worry about finding a space for your vehicle.

This bungalow is not only a comfortable living space but also a practical choice for modern living. With its thoughtful layout and desirable features, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this charming property your new home.

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Offers Over £240,000

 **2**  **1**  **2**  **E**

- Semi Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking And Car Port
 - EPC Rating: E
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms And Conservatory
 - Low Maintenance Gardens
 - Council Tax Band: B

Ground Floor

Vestibule

2'8 x 2' (0.81m x 0.61m)
UPVC double glazed frosted entrance door, wood effect floor and door to hall.

Hall

9' x 3'6 (2.74m x 1.07m)
Central heating radiator, coving, under stairs storage, wood effect floor and doors to two reception rooms, bedroom two and bathroom.

Reception Room One

13'8 x 10'3 (4.17m x 3.12m)
UPVC double glazed inset bow window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround and stairs to first floor.

Reception Room Two

11'7 x 10'2 (3.53m x 3.10m)
Central heating radiator, coving, wood effect flooring, open access to kitchen and UPVC double glazed French doors to conservatory.

Kitchen

11'9 x 8'1 (3.58m x 2.46m)
UPVC double glazed window, central heating radiator, coving, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, plumbing for dishwasher, boiler and vinyl flooring.

Conservatory

11'7 x 10' (3.53m x 3.05m)
UPVC double glazed windows, central heating radiator, wood effect flooring and UPVC double glazed door to rear.

Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7' x 5'6 (2.13m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P shape panel bath with mixer tap and rinse head, part tiled elevation and wood effect flooring.

First Floor

Landing

Storage and door to bedroom one.

Bedroom One

15'1 x 9'1 (4.60m x 2.77m)
UPVC double glazed window, central heating radiator and over stairs storage.

External



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