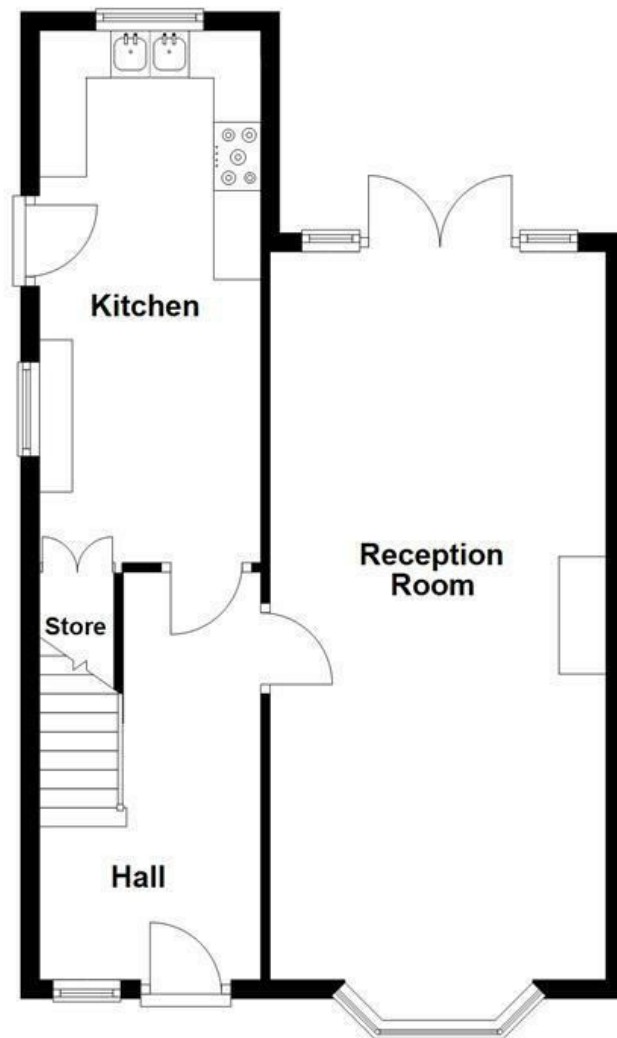
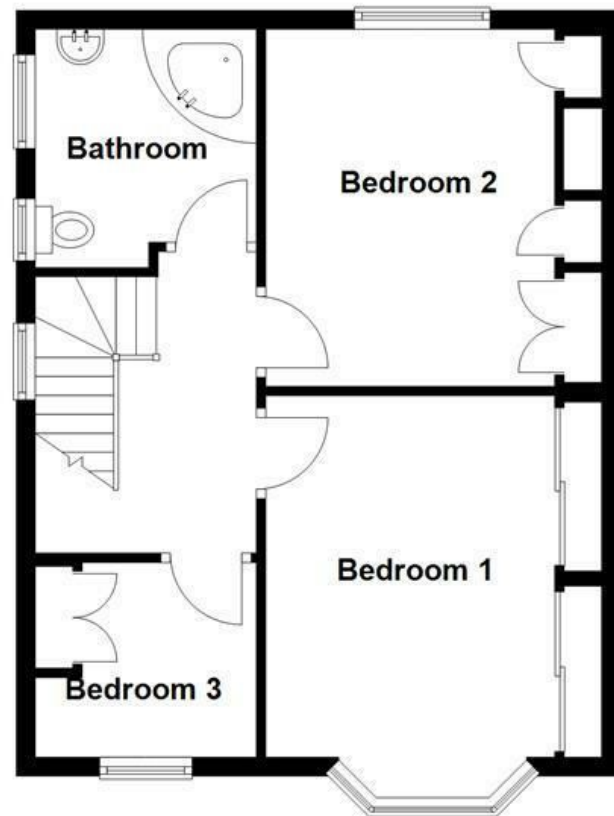


Ground Floor



First Floor



| 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>                            | 64                      | 72        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Leinster Road, Swinton, M27 5YG

### Offers Over £295,000

#### FULLY RENOVATED SEMI DETACHED FAMILY HOME

Nestled on the charming Leinster Road in Swinton, Manchester, this beautiful semi-detached house boasts impressive curb appeal and a welcoming atmosphere. The property has been fully renovated throughout, ensuring a modern and stylish living experience for its future occupants.

Inside, you will find a well-appointed reception room that provides a perfect space for relaxation and entertaining. The house features three generously sized bedrooms, ideal for families or those seeking extra space for guests or a home office. The contemporary three-piece bathroom suite is designed with both comfort and functionality in mind.

The heart of the home is undoubtedly the contemporary fitted kitchen, which offers a delightful space for culinary creativity. With its modern finishes and ample storage, it is sure to impress both seasoned chefs and casual cooks alike.

Outside, the property continues to shine with a spacious rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. The ample driveway provides convenient off-road parking, while the detached garage offers additional storage or potential for a workshop.

This semi-detached house on Leinster Road is a wonderful opportunity for those looking to settle in a vibrant community, combining modern living with the charm of a traditional home. Don't miss the chance to make this delightful property your own.



# Leinster Road, Swinton, M27 5YG

## Offers Over £295,000

 3  1  1  D

- Fully Renovated Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking and Detached Garage
  - EPC Rating D
- Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Spacious Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

14'7 x 7'9 (4.45m x 2.36m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, spotlights, partial wood panelled elevations, herringbone wood effect flooring, oak doors leading to reception room, kitchen and stairs to first floor.

#### Reception Room

25'5 x 11'9 (7.75m x 3.58m)

UPVC double glazed bay window, two central heating radiators, media wall with television point and wall mounted electric fire, integrated shelving and storage, spotlights, herringbone wood effect flooring and UPVC double glazed French doors and windows to rear.

#### Kitchen

18'7 x7'8 (5.66m x2.34m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, double stainless steel sink with mixer tap, range cooker with five ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, under unit lighting, spotlights, herringbone wood effect flooring, door to under stairs storage and UPVC double glazed door to rear.

### First Floor

#### Landing

7'8 x 7'7 (2.34m x 2.31m )

UPVC double glazed frosted window, spotlights, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'1 x 12'0 (3.68m x 3.66m)

UPVC double glazed bay window, central heating radiator, spotlights, fitted wardrobe and wood effect laminate flooring.

#### Bedroom Two

12'5 x 11'3 (3.78m x 3.43m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

#### Bedroom Three

7'6 x 6'10 (2.29m x 2.08m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and wood effect laminate flooring.

#### Bathroom

8'3 x 7'5 (2.51m x 2.26m )

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, Jacuzzi bath with mixer tap and overhead direct feed shower, spotlights, tiled elevations, extractor fan and wood effect lino flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, artificial lawn, timber shed, access to detached garage and outbuilding.



Tel: 01617939622

www.keenans-estateagents.co.uk