



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Milner Street, Swinton, M27 4AS

£240,000

SPACIOUS THREE BEDROOM HOME IDEAL FOR A FAMILY

Situated in the heart of Swinton, Manchester, this charming house on Milner Street offers a perfect blend of comfort and convenience, making it an ideal family home. With three bedrooms, there is ample space for family living. The property boasts two spacious reception rooms, providing versatile areas for relaxation, entertaining guests, or enjoying family time.

The large rear garden is a delightful feature, offering a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying sunny afternoons. Additionally, the expansive front garden enhances the property's curb appeal and provides a welcoming entrance.

Situated in a convenient location, residents will benefit from easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away. This home is not only a place to live but a space where cherished memories can be created.

Whether you are looking to settle down with your family or seeking a property that offers both comfort and practicality, this house on Milner Street is a wonderful opportunity not to be missed.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Milner Street, Swinton, M27 4AS

£240,000

 3  1  2  D

- Spacious Semi Detached Property
- Bursting with Potential
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Good-Sized Plot
- Tenure Freehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Hall

9'1 x 6'4 (2.77m x 1.93m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, smoke detector, ceiling rose, meter cupboard, door to reception room one and stairs to first floor.

Reception Room One

16' x 13'3 (4.88m x 4.04m)
UPVC double glazed bay window, central heating radiator, coving, ceiling rose, dado rail, living flame gas fire with marble surround, hearth and wooden mantel, television point. wood effect flooring and door to reception room two.

Reception Room Two

12'7 x 9'11 (3.84m x 3.02m)
Central heating radiator, coving, ceiling rose, dado rail, television point, wood effect flooring, open arch to kitchen and UPVC double glazed sliding door to rear.

Kitchen

11'5 x 6'11 (3.48m x 2.11m)
Two UPVC double glazed windows, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise oven, four ring gas hob and extractor hood, integrated fridge, integrated freezer, plumbing for washing machine, tiled flooring and door to rear porch.

Rear Porch

4'3 x 4'1 (1.30m x 1.24m)
UPVC double glazed window, central heating radiator, door to WC and UPVC double glazed frosted door and window to rear.

WC

4'11 x 3'7 (1.50m x 1.09m)
UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with traditional taps, high level traditional WC, boiler and integrated storage.

First Floor

Landing

7'9 x 7'0 (2.36m x 2.13m)
UPVC double glazed window, loft access, ceiling rose, coving, doors leading to three bedrooms and sliding door to bathroom.

Bedroom One

11'7 x 11'3 (3.53m x 3.43m)
UPVC double glazed window, coving, open fireplace and fitted wardrobes.

Bedroom Two

12'8 x 9'11 (3.86m x 3.02m)
UPVC double glazed window, central heating radiator and door to storage.

Bedroom Three

9'6 x 8'6 (2.90m x 2.59m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

8'9 x 5'7 (2.67m x 1.70m)
UPVC double glazed frosted window, central heating radiator, traditional flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, integrated storage, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio, mature shrubbery and bedding areas.

Front

Gated garden with laid to lawn, paving, bedding areas and mature shrubbery.



Tel: 01617939622

www.keenans-estateagents.co.uk