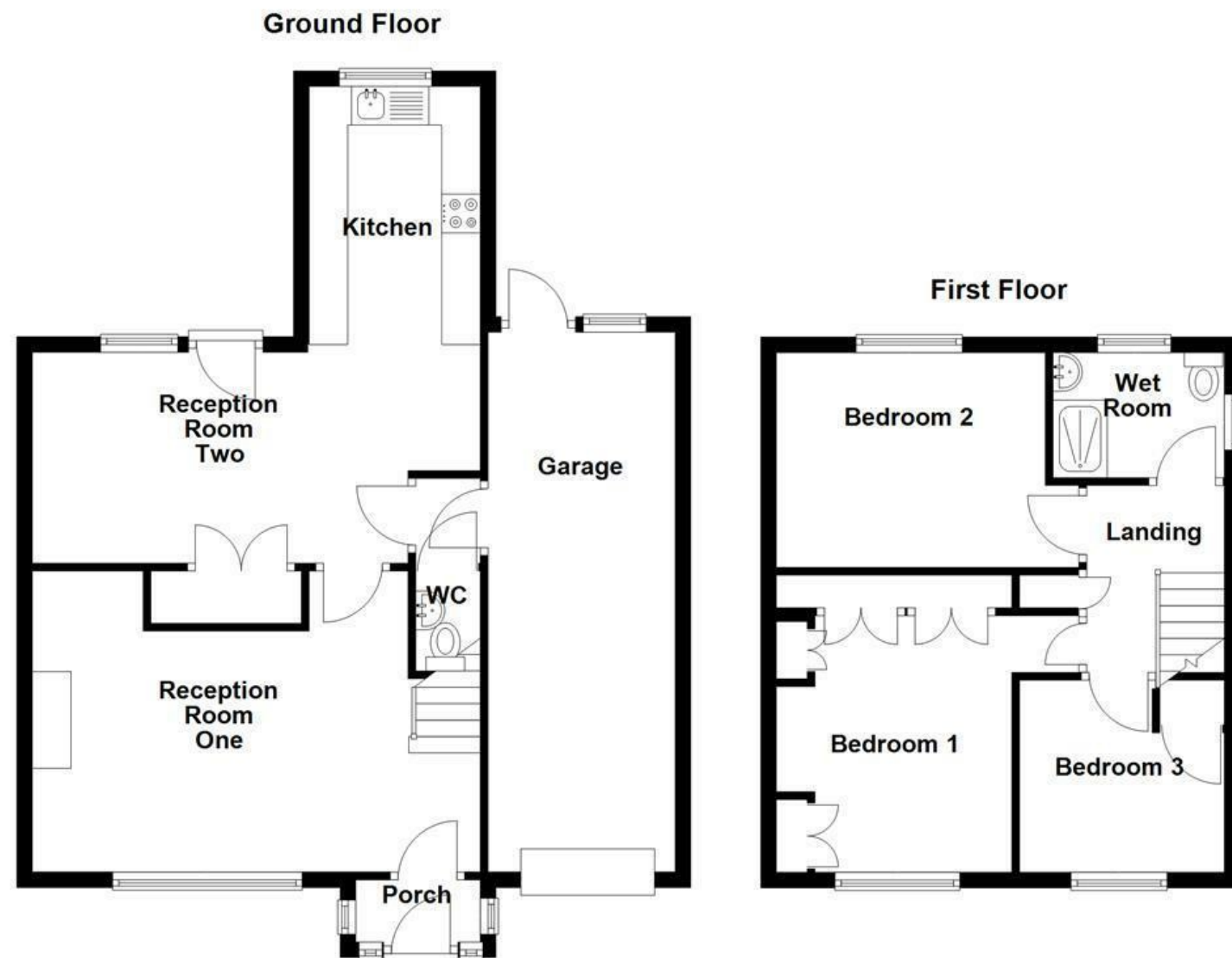




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Manchester Road, Swinton, M27 6WY

£220,000

THREE BEDROOM SEMI-DETACHED HOME IN A CONVENIENT LOCATION

Situated on Manchester Road, this semi-detached house presents an excellent opportunity for families and individuals alike. Boasting two spacious reception rooms, this property offers ample space for relaxation and entertaining guests. The three well-proportioned bedrooms provide comfortable living quarters, making it an ideal home for those seeking both space and convenience.

The property features a well-appointed wetroom, ensuring that all essential amenities are readily available. Additionally, the off-road parking and generous single garage add to the practicality of this home, making it easy to accommodate vehicles and storage needs.

Situated in a prime location, residents will benefit from easy access to local amenities in Swinton, including shops, schools, and parks. Furthermore, the property is conveniently positioned for quick access to the M60 network, making commuting to nearby cities a breeze.

This house offers great potential for modernising and updating, allowing you to tailor the space to your personal taste and lifestyle. Whether you envision a contemporary family home or a stylish retreat, this property is a blank canvas ready for your creative touch.

Manchester Road, Swinton, M27 6WY

£220,000

 3  1  2  C

- Tenure Freehold
 - Off Road Parking
 - Abundance Of Space
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Viewing Essential
 - Ideal Family Home
- EPC Rating C
 - Bursting With Potential
 - Ample Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

5'3 x 2'8 (1.60m x 0.81m)

UPVC double glazed window, tiled floor and door to reception room one.

Reception Room One

19' x 12'9 (5.79m x 3.89m)

UPVC double glazed window, central heating radiator, coving, television point, living flame gas fire, granite hearth, surround and mantle, stairs to first floor and door to reception room two.

Reception Room Two

19' x 8'11 (5.79m x 2.72m)

Two Central heating radiators, wood effect flooring, UPVC double glazed window and door to rear, door to inner hall and fitted storage, access to kitchen.

Inner Hall

Door to WC and garage.

Kitchen

11'3 x 7'3 (3.43m x 2.21m)

Two UPVC double glazed windows, panel wall and base units, laminate work top, oven in a high rise unit, four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, ventilation for a dryer and wood effect flooring.

WC

4'2 x 2'9 (1.27m x 0.84m)

Low flush WC, wall mounted washbasin and tiled effect flooring.

Garage

22'11 x 7'11 (6.99m x 2.41m)

UPVC double glazed window with a roller shutter door and UPVC door to rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke alarm, coving, doors to three bedrooms, wetroom and linen cupboard.

Bedroom One

12'10 x 12'7 (3.91m x 3.84m)

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

Bedroom Two

11'1 x 9'4 (3.38m x 2.84m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'7 (2.67m x 2.31m)

UPVC double glazed window, central heating radiator, coving and above stairs storage.

Wet Room

7'5 x 5'4 (2.26m x 1.63m)

Two UPVC double glazed frosted windows, central heating towel rail, low flush WC, wall mounted wash basin, direct feed shower, tiled elevation, extractor fan and vinyl flooring.

External

Rear

Laid to lawn garden and timber shed.

Front

Gated off road parking with space for one vehicle and leading to garage, laid to lawn garden.

