



Swinton Hall Road, Manchester, M27 4BJ

£210,000

TWO BEDROOM MID TERRACED HOME WITH SPACIOUS LOFT ROOM

Nestled on the charming Swinton Hall Road in Swinton, Manchester, this delightful terraced home offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious ground floor that features a well-appointed reception area, a dining space ideal for family gatherings, and a contemporary kitchen that caters to all your culinary needs. The layout is both practical and inviting, making it an excellent choice for families or professionals alike.

As you ascend the stairs to the first floor, you will find two generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is tastefully designed, ensuring convenience for all occupants. A further staircase leads you to the converted loft, which presents an exciting opportunity for additional living space, whether it be a home office, playroom, or guest accommodation.

The property also boasts a low-maintenance garden to the rear, perfect for enjoying the outdoors without the hassle of extensive upkeep. This outdoor space is ideal for summer barbecues or simply unwinding after a long day.

With its modern finishes and thoughtful design, this terraced home on Swinton Hall Road is a wonderful opportunity for those seeking a stylish and practical living space in a vibrant community. Don't miss the chance to make this lovely property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 2  1  2  D

- Two Bedroom Terraced Home
 - Modern Fitted Kitchen
 - On Strret Parking
 - Tenure - Leasehold
- Converted Loft Room
 - Contemporary Family Bathroom
 - EPC Rating - D
- Spacious Lounge And Dining Area
 - Low Maintenance Rear Garden Space
 - Council Tax Band - A

Ground Floor

Entrance

Composite door leading to entrance vestibule.

Entrance Vestibule

3'3 x 3 (0.99m x 0.91m)

Laminate flooring, door leading to reception room.

Reception Room

13'1 x 12 (3.99m x 3.66m)

UPVC double glazed window, central heating radiator, open to dining room, stairs central dividing rooms, brick feature wall, laminate flooring.

Dining Room

12 x 11'5 (3.66m x 3.48m)

UPVC double glazed window, central heating radiator, feature wood panelled wall with LED strip lights, wood effect laminate flooring, open to kitchen.

Kitchen

10'7 x 8'10 (3.23m x 2.69m)

UPVC double glazed window, high gloss wall and base units, laminate surfaces, tiled splashbacks, ceramic double sink and draining board with mixer taps, integrated double oven and induction hob, plumbing for dishwasher, space for fridge freezer, plumbing for washing machine, lino flooring, PVC frosted door to rear.

First Floor

Landing

14'10 x 9'11 (4.52m x 3.02m)

Central heating radiator, doors leading to two bedrooms and bathroom, stairs to second floor.

Bedroom One

12'5 x 9'7 (3.78m x 2.92m)

UPVC double glazed window, central heating radiator, storage.

Bedroom Two

11 x 7'7 (3.35m x 2.31m)

UPVC double glazed window, central heating radiator.

Bathroom

7'4 x 6'11 (2.24m x 2.11m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed shower, lino flooring, tiled elevations.

Second Floor

Loft Room

14'8 x 13'6 (4.47m x 4.11m)

Two Velux windows, central heating radiator, spotlights, storage.

External

Rear

Paved patio area.

Front

Small courtyard to front, parking bays.



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