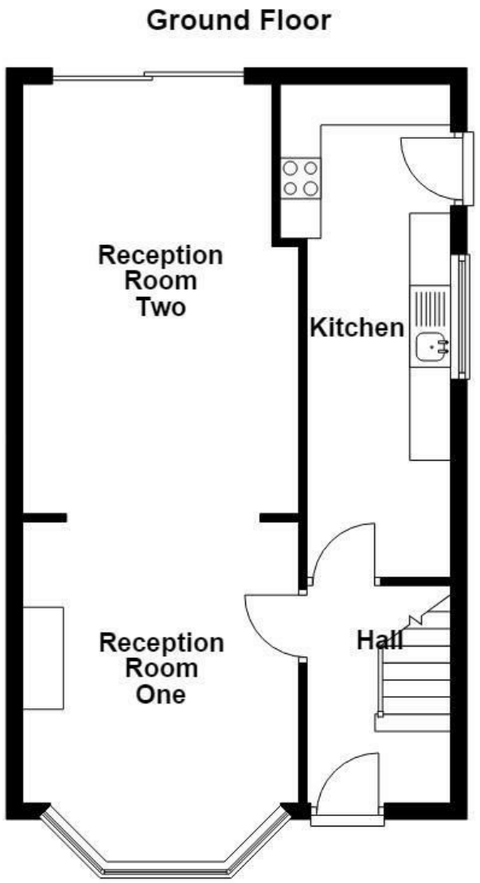
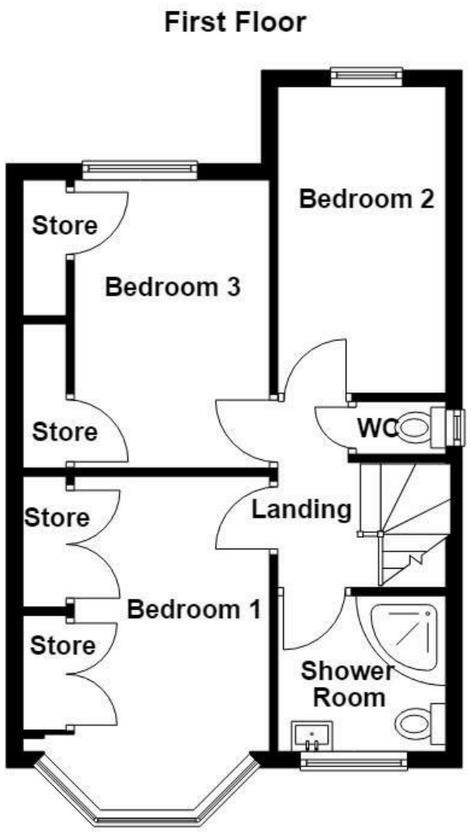
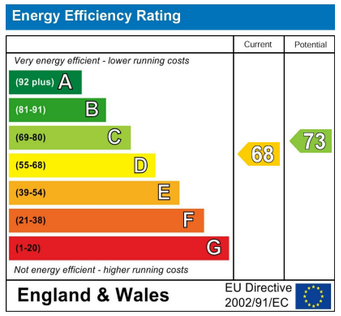
Keenans







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.

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Ellesmere Street, Manchester, M27 0JS

£280,000

Nestled on the charming Ellesmere Street in Swinton, Manchester, this stunning semi-detached property is a true gem. With its tasteful extension, the home offers a perfect blend of modern living and traditional charm. The beautifully maintained gardens provide a serene outdoor space, ideal for relaxation or entertaining, while the driveway ensures convenient off-road parking.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, making it the perfect setting for family gatherings or quiet evenings. The well-appointed kitchen on the ground floor is both functional and inviting, catering to all your culinary needs.

The property boasts three generously sized bedrooms, providing ample space for family or guests. Additionally, there is a separate toilet and shower room, enhancing the practicality of the home for everyday living.

This delightful residence is not only a wonderful place to live but also a fantastic opportunity for those seeking a family home in a desirable area. With its attractive features and convenient location, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Ellesmere Street, Manchester, M27 0JS

£280,000

3 1 2 D

- Three Bedroom Semi Detached Family Home
- Well Appointed Kitchen
- Driveway Providing Off Road Parking
- Tenure - Leasehold
- Extended Accommodation
- Beautifully Maintained Gardens
- EPC Rating - D
- Spacious Reception Room
- Popular Swinton Location
- Council Tax Band - B

Ground Floor

Entrance

Composite door to hall.

Entrance Hall

8'9 x 5'9 (2.67m x 1.75m)

Doors leading to reception room and kitchen, stairs to first floor.

Reception Room One

11'4 x 11'4 (3.45m x 3.45m)

UPVC double glazed bay window, coving, opens to reception room two.

Reception Room Two

Central heating radiator, UPVC double sliding doors to rear.

Kitchen

17'3 x 5'9 (5.26m x 1.75m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate surfaces, tiled splashbacks. one and a half sink with mixer tap and draining board, freestanding oven, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine and dryer, spotlights, smoke alarm, tiled effect flooring, UPVC door to rear.

First Floor

Bedroom One

13'8 x 9'3 (4.17m x 2.82m)

UPVC double glazed bay window, central heating radiator, fitted wardrobe.

Bedroom Two

12'4 x 6'9 (3.76m x 2.06m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'7 x 9'3 (3.53m x 2.82m)

UPVC double glazed window, central heating radiator.

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed walk in shower, extractor fan, partial tiled elevations, tiled effect flooring.

WC

3'7 x 2'1 (1.09m x 0.64m)

UPVC double glazed window, dual flush WC, partial tiled elevations.

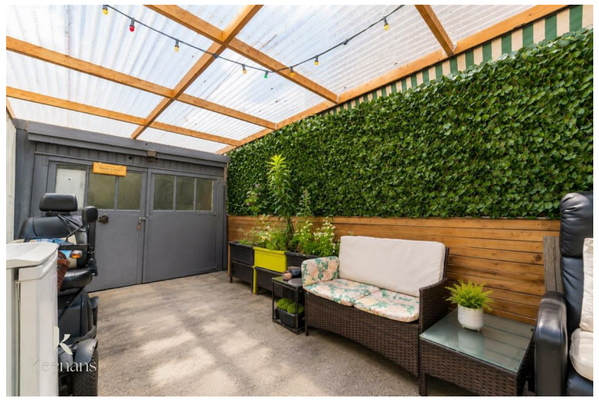
External

Rear

Laid to lawn garden with paved path and patio area, large garage.

Front

Laid to lawn garden with bedding areas, driveway.



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