



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>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Coronation Street, Swinton, M27 6DJ

### Offers Over £200,000

#### IMPRESSIVE TWO BEDROOM HOME IN SWINTON

Nestled on the tranquil Coronation Street in Swinton, Manchester, this charming semi-detached house offers a perfect blend of modern comfort and convenience. With off-road parking and an electric vehicle charger, this property is ideal for those who value both accessibility and sustainability.

The home boasts new double-glazed windows that enhance energy efficiency and provide a peaceful atmosphere. Inside, you will find a newly fitted kitchen that is both stylish and functional, alongside contemporary flooring throughout, ensuring a fresh and inviting environment.

This residence features two spacious double bedrooms, the main bedroom benefits from built-in wardrobes and ample storage cupboards, making it easy to keep your living space tidy. The attic has been cleverly converted into a double office, providing a versatile area that could easily serve as an additional bedroom if desired. Furthermore, the under-stair storage has been transformed into a utility room, with the potential to accommodate a downstairs WC, adding to the practicality of the home.

The generous front and back gardens offer a delightful outdoor space for relaxation or entertaining, making it a perfect retreat for families or individuals alike.



# Coronation Street, Swinton, M27 6DJ

## Offers Over £200,000

 **2**  **1**  **1**  **D**

- Exceptional Semi Detached Property
- Three Piece Bathroom Suite
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Move-in Ready
- Tenure Freehold
- Versatile Loft Room
- Gardens to Front and Rear
- Council Tax Band A

### Ground Floor

#### Entrance Hall

4'3 x 3'5 (1.30m x 1.04m )

Composite double glazed frosted front door, door to reception room and stairs to first floor.

#### Reception Room

12'10 x 12'2 (3.91m x 3.71m )

UPVC double glazed window, central heating radiator, television point, doors to understairs storage and kitchen.

#### Kitchen

12'5 x 7'5 (3.78m x 2.26m )

UPVC double glazed window, panelled wall and base units with laminate work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, spotlights, wood effect flooring and UPVC double glazed frosted leaded stained glass door to rear.

### First Floor

#### Landing

5'11 x 3'9 (1.80m x 1.14m)

UPVC double glazed window, central heating radiator, access to fully boarded loft with power and lighting, doors leading to two bedrooms and bathroom.

#### Bedroom One

12'6 x 10'10 (3.81m x 3.30m)

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

#### Bedroom Two

9'9 x 9'5 (2.97m x 2.87m )

UPVC double glazed window and central heating radiator.

#### Bathroom

5'10 x 5'9 (1.78m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, dual flush WC, panel bath with traditional taps and overhead electric feed shower, tiled elevations and tiled effect flooring.

### Second Floor

#### Loft Room

15'2 x 8'9 (4.62m x 2.67m)

Two Velux windows and eaves storage.

#### External

#### Rear

Enclosed paved garden with bedding area and shed.

#### Front

Paving, stone chippings, bedding and driveway.



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