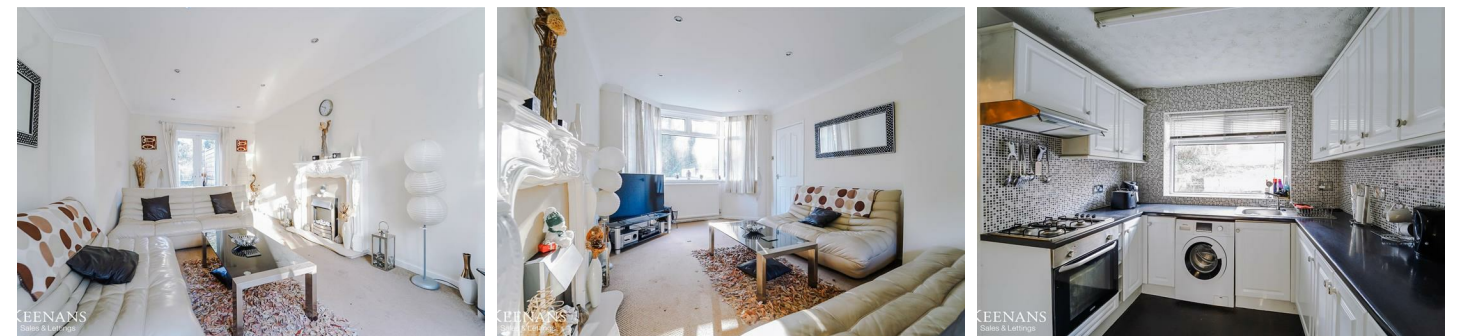


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



## Malvern Close, Swinton, M27 8XJ

### £250,000

SPACIOUS FAMILY HOME ON QUIET CORNER PLOT

Nestled in the desirable area of Malvern Close, Swinton, Manchester, this spacious family home presents an excellent opportunity for both first-time buyers and those looking to embark on a development project. Set on a generous corner plot, the property boasts ample outdoor space both at the front and back, providing a perfect canvas for gardening enthusiasts or families seeking room for children to play.

The home's layout is designed with family living in mind, offering a comfortable and inviting atmosphere. Its location ensures easy access to local amenities, making daily errands and leisure activities convenient. Whether you are looking to settle into a welcoming community or explore the potential for development, this property is ideally situated to meet your needs.

With its combination of space, privacy, and potential, this house on Malvern Close is a rare find in the market. It invites you to envision the possibilities that await, whether you choose to make it your family home or take advantage of its development potential. Don't miss the chance to explore this promising property that could be the perfect fit for your aspirations.



# Malvern Close, Swinton, M27 8XJ

## £250,000

 3  1  1  E

- Tenure Freehold
  - Off Road Parking With Access To Garage
  - Ideal Investment Opportunity
  - Easy Access To Major Commuter Routes
- Council Tax Band C
  - Abundance Of Space
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating E
  - Bursting With Potential
  - Enclosed Garden Space

### Ground Floor

#### Entrance

UPVC double glazed door to hall.

#### Hall

7'9 x 6'1 (2.36m x 1.85m)

UPVC double glazed frosted window, doors to reception room, kitchen and first floor.

#### Re ception Room

17'3 x 10'11 (5.26m x 3.33m)

UPVC double glazed bow window, central heating radiator, coving, LED spotlights, gas fire with decorative surround and hearth, television point and UPVC double glazed French doors to rear garden.

#### Kitchen

11' x 8'9 (3.35m x 2.67m)

UPVC double glazed window, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, vinyl flooring, doors to storage and garage.

#### Garage

18'9 x 9'6 (5.72m x 2.90m)

UPVC double glazed window, space for fridge freezer, UPVC door to rear and garage door.

### First Floor

#### Landing

9'9 x 4'7 (2.97m x 1.40m)

Loft access, doors to three bedrooms and bathroom.

#### Bedroom One

11'3 x 9'4 (3.43m x 2.84m)

UPVC double glazed bow window, central heating radiator and hard wood floor.

#### Bedroom Two

11'1 x 8'1 (3.38m x 2.46m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'9 x 7'3 (2.36m x 2.21m)

UPVC double glazed window, central heating radiator and door to dressing room.

#### Dressing Room

9'5 x 9'1 (2.87m x 2.77m)

UPVC double glazed window, central heating radiator, hard wood floor and door to study.

#### Study

9'5 x 8'4 (2.87m x 2.54m)

UPVC double glazed window, central heating radiator and hard wood floor.

### Bathroom

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panelled bath with mixer tap, overhead direct feed shower, tiled elevation and vinyl flooring.

### External

#### Rear

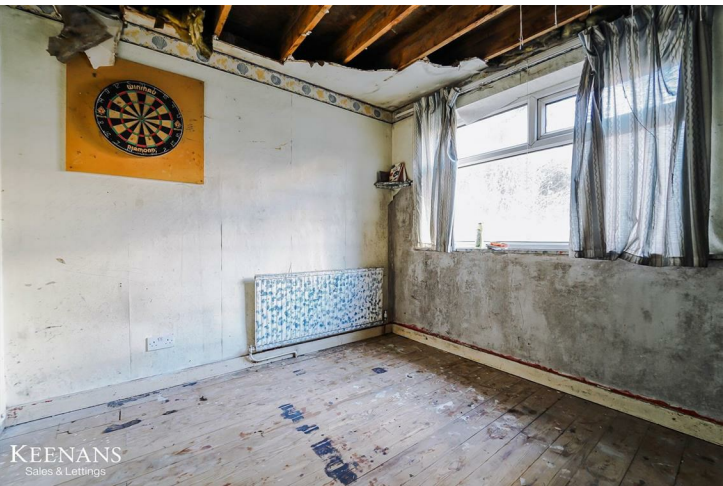
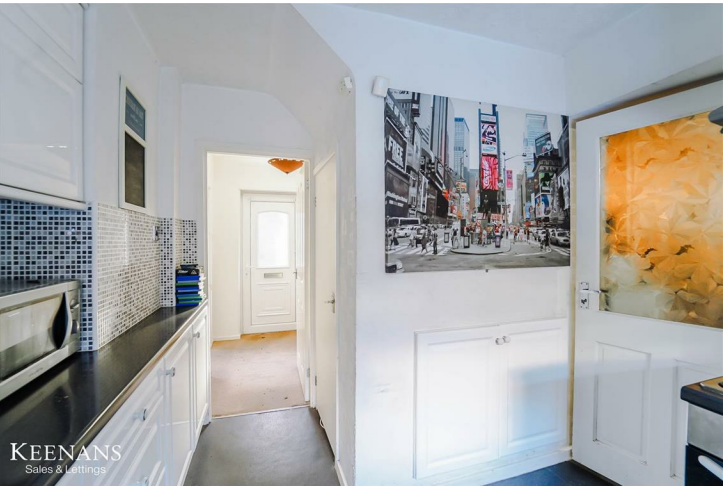
Paved patio, elevated laid to lawn garden with raised beds, mature shrubs and timber shed.

#### Front

Paved drive for numerous vehicles and access to garage.

### Additional Information

Awaiting for the grant of probate



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