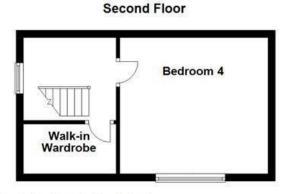
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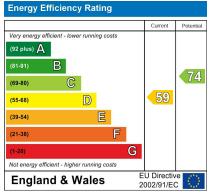
Ground Floor Shop Reception Room Dining Room Kitchen Reception Room

Bedroom 3 Bedroom 1 Bedroom 3

First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them Plan produced using PlanUp.



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.









Manchester Road, Swinton, M27 4FH Offers Over £400,000

FOUR/FIVE BEDROOM FAMILY HOME WITH SHOP

This four/five bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is not one to be missed. Boasting spacious interiors and well maintained outdoor space, the property is the perfect purchase a family looking for a spacious home.

Comprising briefly, to the ground floor; entrance into the kitchen which is open to the dining room, the dining room has a door to the downstairs shower room, with a door into the reception room one, reception room one has a door into the second reception room and an internal door into the shop front as well as stairs to the first floor. To the first floor is a landing to three bedrooms and a bathroom. To the second floor is the fourth bedroom with a walk in wardrobe/bedroom five. Externally to the rear is an enclosed yard

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Manchester Road, Swinton, M27 4FH Offers Over £400,000













- Council Tax Band A
- Amazing Business Opportunity
- Fitted Kitchen

- EPC Rated D
- Nearby Schools

- Leasehold Property
- Spacious Rooms

Ground Floor

Kitchen

11'06 x 9'00 (3.51m x 2.74m)

Entrance via rear door, UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, one bowl sink with drainer and mixer taps, space for double oven, open to dining

Dining Room

10'00 x 8'09 (3.05m x 2.67m)

Central heating radiator, open to kitchen, door to reception room, door

Downstairs WC

5'10 x 3'01 (1.78m x 0.94m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower, full tiled elevations, tiled floor, UPVC double glazed clad ceiling, spotlights.

Reception Room One

17'00 x 13'02 (5.18m x 4.01m)

UPVC double glazed window, central heating radiator, gas fire, marble effect surround, coving.

Reception Room Two

13'97 x 8'11 (3.96m x 2.72m)

Central heating radiator, stairs to the first floor, door to shop/

21'08 x 14'00 (6.60m x 4.27m)

Four UPVC double glazed windows, tile floor, door to WC, stainless

4'00 x 3'01 (1.22m x 0.94m)

First Floor

Landing

Bedroom One

13'08 x 11'11 (4.17m x 3.63m)

Bedroom Two

11'08 x 9'00 (3.56m x 2.74m) UPVC double glazed window, central heating radiator

Bedroom Three

13'11 x 11'08 (4.24m x 3.56m)

UPVC double glazed window, two central heating radiators.

Bathroom

8'06 x 6'09 (2.59m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, panel bath with mixer tap and electric shower, vanity top wash basin with mixer tap, dual flush WC, full tiled elevations, laminate floor.

Second Floor

Landing

Doors to bedroom four and five/wardrobe

Bedroom Four

 $13'00\ x\ 12'05\ (3.96m\ x\ 3.78m\)$ UPVC double glazed window, central heating radiator, laminate floor.

Walk-In-Wardrobe

8'06 x 5'03 (2.59m x 1.60m)

Externally

Enclosed rear yard.















