



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

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

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Offers Over £400,000

 4  2  2  D

- Council Tax Band A
- EPC Rated D
- Leasehold Property
- Amazing Business Opportunity
- Nearby Schools
- Spacious Rooms
- Fitted Kitchen

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 room.

Dining Room

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

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

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/

Shop

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

Four UPVC double glazed windows, tile floor, door to WC, stainless steel sink with drainer and mixer tap, shutters.

WC

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

Dual flush WC, pedestal wash basin with mixer tap.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

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

UPVC double glazed bay window, central heating radiator.

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)

Laminate floor.

Externally

Enclosed rear yard.

