



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	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales <small>EU Directive 2002/91/EC</small>	

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.

## Bolton Road, Swinton, M27 8XS

### £300,000

A FANTASTIC FOUR BEDROOM FAMILY HOME IN THE HEART OF SWINTON

We are proud to welcome this four bedroom semi detached property to the market in the well sought after area of Swinton. Complete with original features, spacious rooms, four bedrooms, two reception rooms and a spacious cellar this property should not be missed! Conveniently located in close proximity to local schools and amenities as well as being close to bus routes and major commuter links to Manchester city centre this property would be perfect for a small/ growing family looking to put their own stamp on this amazing family home.

Comprising briefly, entrance via the front door to a welcoming hallway which has doors leading to two good size reception rooms, and a utility room as well as a door to the cellar and stairs to the first floor. The utility room has a door leading to the rear of the property and is open to the kitchen. The first reception room has double doors leading to the kitchen. The first floor houses a landing which has doors leading to four double bedrooms and a family bathroom. Externally, to the front there is a patio driveway which fits multiple vehicles. To the rear, there is an enclosed patio garden with bedding areas and mature shrubbery.

For further information, or to arrange a viewing, please contact our Swinton team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Bolton Road, Swinton, M27 8XS

£300,000



- Spacious Semi Detached Property
- Perfect Family Home
- Off Road Parking for Multiple Vehicles
- EPC Rating D
- Four Bedrooms
- Original Features
- Tenure Freehold
- Three Piece Bathroom
- Added Cellar
- Council Tax Band C

## Ground Floor

### Entrance Hall

27'7 x 5'6 (8.41m x 1.68m )

UPVC double glazed frosted front door, central heating radiator, coving, dado rail, corbels, stairs to first floor, doors leading to two reception rooms, open to utility and door to stairs to cellar.

### Reception Room One

15 x 13 (4.57m x 3.96m )

UPVC double glazed bay window, electric fire with wood effect mantle and tiled surround, coving, picture rail and double doors to kitchen.

### Kitchen

11'5 x 10'11 (3.48m x 3.33m )

Two UPVC double glazed windows, central heating radiator, spotlights, mix of wood effect wall and base units, granite effect surfaces, stainless steel sink and drainer with mixer tap, space for fridge freezer, space for double oven, plumbing for washing machine and door to utility.

### Utility

6'3 x 5'11 (1.91m x 1.80m)

UPVC double glazed window, wood effect base units with granite effect surfaces, tiled effect lino flooring and door to rear.

### Reception Room Two

14 x 12'3 (4.27m x 3.73m )

UPVC double glazed bay window, central heating radiator, coving, television point, picture rail, gas fire with marble surround and wooden mantle.

### Cellar

15'10 x 14'9 (4.83m x 4.50m)

Electric, central heating radiator, gas and electric meter box.

## First Floor

### Landing

20'11 x 5'6 (6.38m x 1.68m)

Dado rail, doors leading to four bedrooms, bathroom, and storage cupboard.

### Bedroom One

16'3 x 12'3 (4.95m x 3.73m )

Two UPVC double glazed windows, central heating radiator, two feature wall lights and fitted wardrobes.

### Bedroom Two

11'1 x 8'10 (3.38m x 2.69m )

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bedroom Three

11'3 x 6'8 (3.43m x 2.03m)

UPVC double glazed window, central heating radiator, loft access and wood effect laminate flooring.

### Bedroom Four

10'11 x 10'8 (3.33m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bathroom

6'9 x 8'2 (2.06m x 2.49m )

UPVC double glazed frosted window, central heating radiator dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, wood panel ceiling, tiled elevations and wood effect lino flooring.

### Exterior

### Rear

Enclosed patio garden with bedding areas and mature shrubbery.

### Front

Patio driveway for multiple vehicles.

