



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			
(81-91) B			
(69-80) C		69	81
(55-68) D			
(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.

## Eccles Road, Swinton, M27 5PG

### Offers Over £230,000

AN ENVIABLE FAMILY HOME

Presented and maintained beautifully throughout with an abundance of indoor and outdoor space, three double bedrooms and beautiful open plan living area, this exceptional three bedroom property is being proudly welcomed to the market in the sought after location of Swinton in the most convenient location. With a garage, neutral decoration throughout and ample off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. Benefitting from fantastic fitted kitchen and being a complete blank canvas, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and staircase to the first floor. The first floor comprises of three bedrooms and a bathroom. Externally there is an enclosed laid to lawn garden with patio areas to the rear. To the front there is off road parking for up to three cars and access to a detached garage.

For further information or to arrange a viewing please contact our Swinton office at your earliest convenience.

# Eccles Road, Swinton, M27 5PG

## Offers Over £230,000



- Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

### Ground Floor

#### Entrance Hallway

11'4 x 10'10 (3.45m x 3.30m)

UPVC double glazed front entrance door, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor and doors to reception room, kitchen and WC.

#### WC

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

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wash basin and tiled flooring.

#### Kitchen

16'11 x 7'9 (5.16m x 2.36m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric double oven in a high rise unit, five ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge and freezer, Worcester boiler, tiled flooring and UPVC double glazed door to the rear.

#### Reception Room One

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

UPVC double glazed leaded window, central heating radiator, television point, alcove storage, coving, ceiling rose, wood effect flooring and open to reception room two.

#### Reception Room Two

14'2 x 11'11 (4.32m x 3.63m)

Central heating radiator, gas fire, coving, ceiling rose, wood effect flooring and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

11'4 x 9'10 (3.45m x 3.00m)

UPVC double glazed leaded window, loft access, fitted storage and doors to three bedrooms and bathroom.

#### Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

#### Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Three

10'11 x 9' (3.33m x 2.74m)

UPVC double glazed leaded window, central heating radiator and coving.

### Bathroom

7'8 x 5'11 (2.34m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations, spotlights and tiled flooring.

### External

#### Front

Block paved driveway providing off road parking.

#### Rear

Laid to lawn garden with paving.

