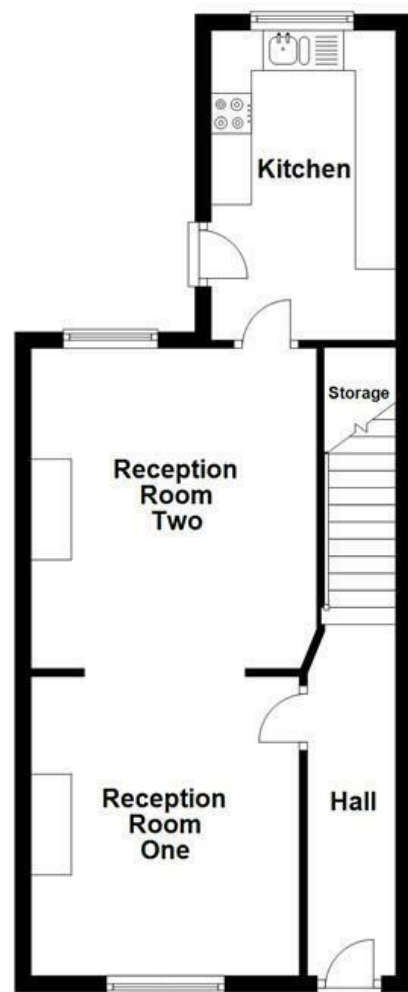
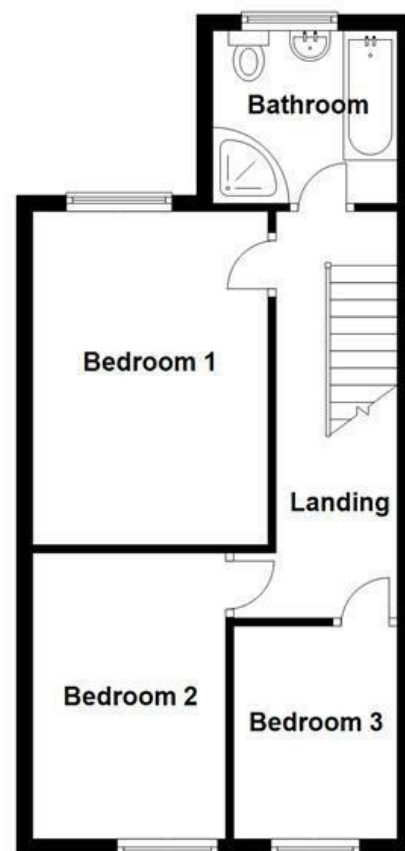


Ground Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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.

## Park Street, Swinton, M27 4UG

### £220,000

A DECEPTIVELY SPACIOUS TERRACED HOME WITH ADDED LOFT ROOM AND LOW MAINTENANCE YARD

This three bedroom mid terraced home is a great example of a blank canvas having been finished with neutral colours throughout, creating a calming and inviting atmosphere. The contemporary kitchen and bathroom are both stylish and functional, providing the perfect space for cooking and relaxation. The generous loft is perfect for storage or can be converted into an additional bedroom. The low maintenance rear yard is perfect for those who want to enjoy the outdoors without the hassle of upkeep. This property is perfect for those who want to enjoy the comfort and warmth of a traditional mid terraced house with the convenience of being close to local amenities and commuter routes.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with stairs leading to the first floor and a door to a reception room. The reception room is open to a second reception room which leads to the fitted kitchen. To the first floor is a landing with access to the loft and doors leading to three bedrooms and a modern four piece bathroom suite. Externally, there is an enclosed, paved rear yard with a gate leading to a shared access road.

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

# Park Street, Swinton, M27 4UG

£220,000



- Spacious Mid Terraced Property
- Bursting with Potential
- Perfect Investment Opportunity
- EPC Rating C

- Three Bedrooms
- Modern Fitted Kitchen
- Tenure Freehold

- Four Piece Bathroom
- No Chain Delay
- Council Tax Band B

## Ground Floor

### Entrance Hall

15'1 x 3'3 (4.60m x 0.99m )

Hardwood single glazed front door, central heating radiator, ceiling rose, coving, stairs to first floor and door to reception room one.

### Reception Room One

12'2 x 10'11 (3.71m x 3.33m )

UPVC double glazed window, central heating radiator, living flame gas fire, dado rail and open to reception room two.

### Reception Room Two

13'1 x 11'8 (3.99m x 3.56m )

UPVC double glazed window, central heating radiator, dado rail, feature wall light doors leading to understairs storage and kitchen.

### Kitchen

12'7 x 7'6 (3.84m x 2.29m )

UPVC double glazed window, central heating radiator, mix of panelled wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, Vokera enclosed boiler, vinyl flooring and hardwood double glazed door to rear.

## First Floor

### Landing

Loft access, ceiling rose, coving, doors leading to three bedrooms and bathroom.

### Bedroom One

13'2 x 9'7 (4.01m x 2.92m)

UPVC double glazed window, central heating radiator and dado rail.

### Bedroom Two

12'2 x 7'10 (3.71m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'8 x 6'6 (2.64m x 1.98m )

UPVC double glazed window and central heating radiator.

### Bathroom

7'11 x 7 (2.41m x 2.13m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, electric feed shower enclosed, PVC panel to ceiling, fully tiled elevations, illuminated mirror and vinyl flooring.

## Second Floor

### Attic Room

14'9 x 10'5 (4.50m x 3.18m)

Velux window.

## Exterior

## Rear

Enclosed paved yard with gated shared access road.

## Front

Enclosed paved courtyard with gated access.



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