



Total area: approx. 976.6 sq. feet

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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

Leinster Road, Manchester, M27 5YQ

Offers Over £250,000

AN EXCEPTIONAL MID TERRACE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation and spacious rooms, this outstanding three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. Located on a quiet cul de sac and boasting neutral decoration, modern fixtures and fittings and added garden space, this enviable 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.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to an additional reception room and contemporary fitted kitchen. The first floor comprises of doors on to three bedrooms and a modern shower room. Externally, there is an enclosed garden to the rear with laid to lawn and paving areas. To the front there is a paved courtyard.

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

Leinster Road, Manchester, M27 5YQ

Offers Over £250,000



- Exceptional Mid Terraced Property
- Immaculate Presentation
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Modern Fixtures And Fittings
- Tenure Leasehold
- Three Piece Shower Room
- Stylish Decoration
- Council Tax Band B

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

12'9 x 3'1 (3.89m x 0.94m)

Central heating radiator, coving, corbel, picture rail, wood effect laminate flooring, hardwood single glazed door to reception room two, staircase to the first floor.

Reception Room Two

12'3 x 11'9 (3.73m x 3.58m)

UPVC double glazed window, central heating radiator, coving, picture rail, under stairs storage cupboard, wood effect laminate flooring, hardwood single glazed double doors to reception room one, hardwood single glazed door to the kitchen.

Reception Room One

13'7 x 11'4 (4.14m x 3.45m)

UPVC double glazed box window, central heating radiator, coving, picture rail, electric fire with granite effect hearth and tiled surround, television point, integrated alcove storage and shelving, wood effect laminate flooring.

Kitchen

13'7 x 9'3 (4.14m x 2.82m)

Two UPVC double glazed windows, a range of grey panelled wall and base units, wood surface, tiled splash backs, double ceramic Belfast sink with high spout mixer tap, a three door Rangemaster range with five ring gas hob and integrated extractor hood, integrated fridge freezer and washing machine, integrated Vaillant boiler, wood effect lino flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

16 x 4'10 (4.88m x 1.47m)

Central heating radiator, loft access, doors to three bedrooms and shower room.

Bedroom One

14'11 x 11'7 (4.55m x 3.53m)

Two UPVC double glazed windows, central heating radiator, solid oak fitted wardrobes.

Bedroom Two

12'3 x 9'4 (3.73m x 2.84m)

UPVC double glazed window, central heating radiator, coving, hardwood flooring.

Bedroom Three

10'4 x 9'3 (3.15m x 2.82m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Shower Room

8'3 x 6'3 (2.51m x 1.91m)

UPVC double glazed frosted window, central heating radiator with chrome heated towel rail, a three piece suite comprising of a double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, spotlights, PVC to the ceiling, tiled flooring.

External

Front

Enclosed paved courtyard.

Rear

Enclosed laid to lawn garden with paving and timber storage shed.

