



Total area: approx. 706.4 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			
(81-91) B			
(69-80) C		72	74
(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.

Mimosa Drive, Swinton, M27 6EQ

Offers Over £120,000

A PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Having been presented and maintained well throughout with spacious rooms, neutral decoration and no chain delay, this enviable three bedroom first floor flat is being proudly welcomed to the market in the sought after location of Swinton. With three generously sized bedrooms and being a complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Salford, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, three generously sized bedrooms and a family bathroom. The reception room leads through to a fitted kitchen.

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

Mimosa Drive, Swinton, M27 6EQ

Offers Over £120,000

 **3**  **1**  **1**  **C**

- A Fantastic First Floor Flat
- Complete Blank Canvas
- On Street Parking
- Leasehold
- Three Bedrooms
- Perfect First Time Home Or Rental Investment
- EPC Rating C
- No Chain Delay
- Spacious Rooms
- Council Tax Band A

Ground Floor

Entrance

Hardwood single glazed frosted door to the entrance hallway.

Entrance Hallway

5'8 x 4'5 (1.73m x 1.35m)

Staircase to the first floor.

First Floor

Landing

16'6 x 4'11 (5.03m x 1.50m)

Central heating radiator, loft access, smoke alarm, storage cupboard, doors to reception room, three bedrooms and bathroom.

Reception Room

15'11 x 9'8 (4.85m x 2.95m)

UPVC double glazed window, central heating radiator, television points, door to the kitchen.

Kitchen

10'1 x 8'9 (3.07m x 2.67m)

UPVC double glazed window, central heating radiator, range of black wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with traditional taps, space for oven, fridge freezer and washing machine, integrated storage cupboard, boiler, tiled effect lino flooring.

Bedroom One

12'7 x 8'11 (3.84m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Two

9'4 x 8 (2.84m x 2.44m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'7 x 5'10 (3.84m x 1.78m)

UPVC double glazed window, central heating radiator.

Bathroom

9'9 x 6'6 (2.97m x 1.98m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, tiled elevations, integrated linen cupboard, tiled effect lino flooring.



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