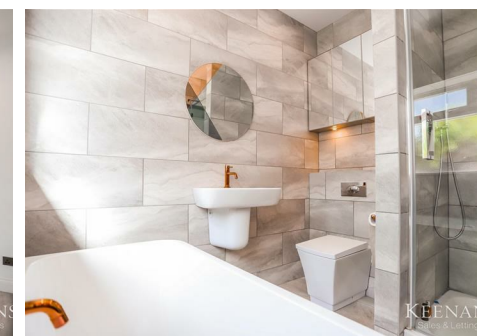




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>73</b>	
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.

## Swinton Hall Road, Swinton, M27 4AT

### Offers In Excess Of £220,000

A SPACIOUS AND NEUTRALLY FINISHED THREE BEDROOM MID TERRACED HOME

Nestled in the heart of Swinton, this three bedroom mid terrace house on Swinton Hall Road offers the perfect blend of comfort, style, and convenience. The property benefits from a fully Refurbished Bathroom with full size bath and separate shower unit, as well as, back to wall WC with rimless flushing system for easy cleaning. The Kitchen unit from Wren is still under warranty with high ranked branded appliances which are fully integrated. The induction hob is 16A for high power output with a powerful and ducted extractor hood. All power saver LED downlighting on ground floor. First floor three bedrooms and a WC which is fitted with a skylight Gas central heating with modern efficiency radiators, combi boiler is newly fitted Loft is fitted with new insulation, improving the property's energy efficiency. The property has a Water rates annually and has a high energy efficiency and low running cost with a council tax band of A High energy efficiency.

The ground floor seamlessly connects the open plan reception room and dining kitchen. The living area, adorned with neutral tones, invites relaxation and social gatherings. The modern kitchen boasts sleek cabinetry, ample countertop space, and integrated appliances. Adjacent to the kitchen is a contemporary four piece bathroom suite which provides convenience for residents and guests alike. Upstairs, three generously sized bedrooms await, each flooded in natural light. Additionally, a convenient WC completes the upper level. The rear garden, laid to lawn, features a paved patio and timber shed. Conveniently located in close proximity to local amenities, well regarded schools, network links connected to Manchester city centre and major commuter routes.

The property comprises briefly, to the ground floor: entrance porch leading to an open plan living room/kitchen. The kitchen area has stairs leading to the first floor

# Swinton Hall Road, Swinton, M27 4AT

## Offers In Excess Of £220,000



- Exquisite Mid Terraced Property
- Modern Fitted Kitchen
- Beautifully Presented Rear Garden
- EPC Rating C
- Three Bedrooms
- No Chain Delay
- Tenure Rentcharge
- Four Piece Bathroom and WC
- Updated to Highest Standard Throughout
- Council Tax Band A

### Ground Floor

#### Entrance Porch

5'4 x 2'7 (1.63m x 0.79m )

Hardwood double glazed front door, UPVC double glazed window, tiled flooring and door to reception room.

#### Reception Room

14 x 12'4 (4.27m x 3.76m )

UPVC double glazed window, central heating radiator, coving to ceiling, spotlights, wood effect flooring and open access to kitchen.

#### Kitchen

14 x 12'2 (4.27m x 3.71m)

Central heating radiator, mix of wall and base units, laminate worktops, integrated oven with four ring electric hob and extractor hood, tiled splashbacks, composite sink and drainer with mixer tap, integrated fridge freezer, dishwasher and washing machine, spotlights, coving to ceiling, wood effect flooring, stairs to first floor and open access to pantry.

#### Pantry

8'4 x 5'3 (2.54m x 1.60m )

Wood effect flooring, fitted storage and shelving, spotlights, door to bathroom and UPVC double glazed French doors to rear.

#### Bathroom

7'7 x 6'11 (2.31m x 2.11m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double bath with mixer tap, direct feed rainfall shower with rinse head, fully tiled elevations, spotlights, extractor fan and tiled flooring.

### First Floor

#### Landing

Wood effect flooring, doors leading to three bedrooms and WC.

#### Bedroom One

14 x 12'4 (4.27m x 3.76m )

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

#### Bedroom Two

12'3 x 7'11 (3.73m x 2.41m)

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

#### Bedroom Three

7'11 x 7'7 (2.41m x 2.31m )

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

#### WC

3'11 x 3'2 (1.19m x 0.97m )

Velux window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and wood effect flooring.

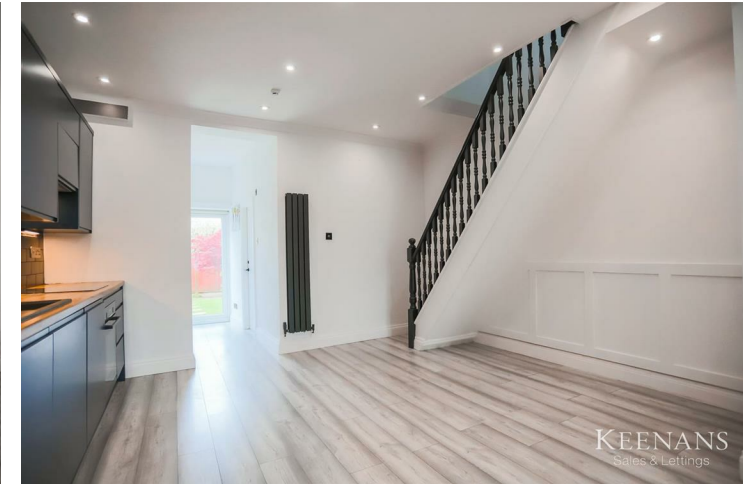
### Exterior

### Rear

Enclosed garden with laid to lawn, paved patio, bedding areas and timber shed.

### Front

Paved courtyard.



Tel: 01617939622

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)