



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			89
(81-91) B		82	
(69-80) C			
(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.

Manchester Road, Swinton, M27 5EP

Offers Over £390,000

THE PERFECT TOWNHOUSE PROPERTY WITH PARK VIEWS

Offering an abundance of indoor space, neutral decoration and modern fixtures and fittings, this exceptional five bedroom townhouse property is being proudly welcomed to the market in the most desirable location of Swinton. With enviable views overlooking Victoria Park and benefitting from two bathrooms, five generously sized bedrooms and an open plan dining kitchen, this property is the perfect family home ready to move straight into! 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, open plan dining kitchen, WC and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a utility room. The first floor comprises of doors on to four generously sized bedrooms, a modern family bathroom and staircase to the second floor. The second floor leads on to a fantastic main bedroom with a stunning picture window overlooking the park and leads on to an en suite shower room. Externally, there is an courtyard garden to the rear with paving and laid to lawn areas, as well as access to a communal car park with allocated parking. To the front there is a laid to lawn garden with paving areas.

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

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Offers Over £390,000

 **5**  **2**  **2**  **B**

- Impressive Townhouse Property
- Modern Fitted Dining Kitchen
- Communal Car Park with Allocated Parking
- EPC Rating B
- Five Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Two Bathrooms
- Well Maintained Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

17'2 x 7 (5.23m x 2.13m)

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, storage cupboard, tiled flooring, doors leading to reception room, kitchen/dining area, WC and stairs to first floor.

Kitchen/Dining Area

19'3 x 9'1 (5.87m x 2.77m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, wood effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric Beko double oven with four ring gas hob and extractor hood, integrated Beko microwave, integrated fridge freezer, space for additional fridge freezer, integrated dishwasher, spotlights, television point, tiled flooring and door to utility.

Utility

5'4 x 5'1 (1.63m x 1.55m)

Range of high gloss base units, wood effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, extractor fan and tiled flooring.

Reception Room

16'6 x 12'2 (5.03m x 3.71m)

Central heating radiator, spotlights, television point, tiled flooring and UPVC double glazed bi-folding doors to rear.

WC

6'1 x 2'8 (1.85m x 0.81m)

Central heating radiator, dual flush WC, wall mounted wash basin with waterfall mixer tap, spotlights, extractor fan and tiled flooring.

First Floor

Landing

13 x 10'7 (3.96m x 3.23m)

Central heating radiator, smoke detector, doors leading to four bedrooms, bathroom and stairs to second floor.

Bedroom Two

15'9 x 9'2 (4.80m x 2.79m)

UPVC double glazed window, central heating radiator, spotlights, television point and wood effect laminate flooring.

Bedroom Three

10'10 x 8'10 (3.30m x 2.69m)

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

Bedroom Four

10'10 x 7'4 (3.30m x 2.24m)

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

Bedroom Five

8'4 x 7'4 (2.54m x 2.24m)

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

Bathroom

9'3 x 8'10 (2.82m x 2.69m)

Central heated towel rail, panel bath with waterfall mixer tap, wall mounted vanity top wash basin with waterfall mixer tap, dual flush WC, direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Floor

Bedroom One

23'2 x 16'6 (7.06m x 5.03m)

UPVC double glazed window, central heating radiator, spotlights, television point, loft access, wood effect laminate flooring and door to en suite.

En Suite

11'11 x 7 (3.63m x 2.13m)

Velux window, central heating radiator, direct feed rainfall shower enclosed with rinse head, wall mounted vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

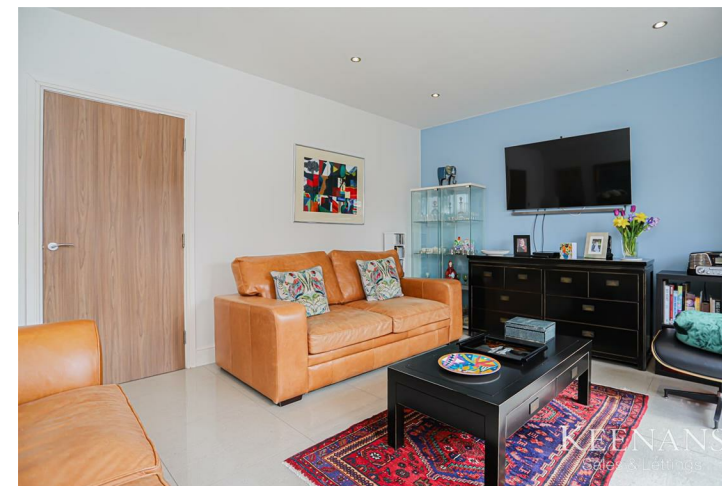
Exterior

Rear

Enclosed garden with paving, laid to lawn areas and access to a communal car park with allocated parking.

Front

Laid to lawn with paving areas.



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