

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		69	82
(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.

Waverley Road, Swinton, M27 4JB

Offers Over £230,000

A DESIRABLE FAMILY HOME OR A PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor and outdoor space, three double bedrooms and bursting with potential, this exceptional semi detached property is being proudly welcomed to the market in the most desirable location of Swinton. With beautiful gardens, fantastic rear extension and open plan living space, this property has the potential to be 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 Salford, Manchester and major motorway links. With off road parking, no chain delay and a complete blank canvas, this property is the perfect project or investment opportunity!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fantastic kitchen and staircase to the first floor. The reception room leads openly on to a dining area. The first floor comprises of doors on to three double bedrooms and a shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, stone chippings, timber storage shed and brick built outbuilding. To the front there is a driveway with stone chip garden.

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

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Offers Over £230,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating C
- No Chain Delay
- Off Road Parking With Driveway
- Three Double Bedroom Semi Detached Property With Viewing Essential
- Ideal Investment Opportunity Or A Lovely Family Home
- Envious Spacious Enclosed Garden To The Rear That Has Been Well Maintained
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

7'8 x 6'6 (2.34m x 1.98m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, under stairs storage, solid wood doors to reception room, kitchen and stairs to first floor.

Reception Room

17'7 x 10'10 (5.36m x 3.30m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with tiled hearth, surround and wooden mantle, television point and open arch to dining area.

Dining Area

9'3 x 7'10 (2.82m x 2.39m)

UPVC double glazed window, central heating radiator, serving hatch and UPVC double glazed door to rear.

Kitchen

20'11 x 8'2 (6.38m x 2.49m)

UPVC double glazed window, electric heater, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric Colonial double oven with four ring electric hob and extractor hood, integrated fridge and freezer and dishwasher, plumbed for washing machine, wood clad to ceiling, Worcester boiler, under stairs storage, part tiled flooring and UPVC double glazed frosted door to side.

First Floor

Landing

7'10 x 6'2 (2.39m x 1.88m)

UPVC double glazed frosted window, loft hatch, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

18'4 x 8'2 (5.59m x 2.49m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)

UPVC double glazed window, central heating radiator, picture rail and television point.

Bedroom Three

10'10 x 7'11 (3.30m x 2.41m)

UPVC double glazed window and central heating radiator.

Shower Room

7'10 x 5'9 (2.39m x 1.75m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, enclosed direct feed shower, vanity top wash basin, tiled elevation, integrated linen cupboard, wood clad to ceiling, spotlights and tiled flooring.

External

Front

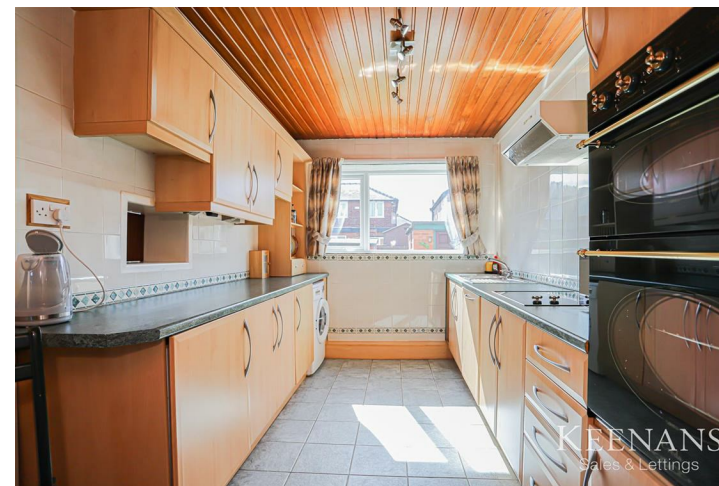
Stone chip garden with off road parking.

Rear

Enclosed garden with laid to lawn, paving, stone chip, bedding areas, store shed and brick built outbuilding.

Agents Notes

New boiler - Autumn 2023
New Gas Fire - Autumn 2023
New Guttering - January 2024



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