



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			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Arthur Street, Swinton, M27 0HP

£200,000

THE PERFECT FIRST TIME HOME

Having been presented and maintained beautifully throughout with neutral decoration, spacious rooms and fantastic garden space, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. Not overlooked from the rear and being a complete blank canvas, this fantastic property is the perfect home for any small family or couple to put their own stamp on! 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 vestibule provides access through to a spacious reception room. The reception room guides you through to an inner hallway which leads on to a fantastic open plan kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is a laid to lawn garden with paving and bedding areas to the rear. To the front there is a small garden with paving and bedding areas.

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

Arthur Street, Swinton, M27 0HP

£200,000



- Tenure Freehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Major Network Links
- Council Tax Band A
- Ample Sized Two Bedroom Mid Terraced Property
- Spacious Laid To Lawn Garden With Bedding Areas And Garden To Front With Paving And Bedding Areas
- EPC Rating D
- Ideal Home For A Small Family Or Couple
- Easy Access To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'5 x 3'1 (1.04m x 0.94m)

Door to reception room.

Reception Room

14'11 x 13' (4.55m x 3.96m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, picture rail, gas fire with tiled hearth and cast iron surround, television point and door to inner hall.

Inner Hall

2'9 x 2'7 (0.84m x 0.79m)

Open to kitchen/dining area and stairs to first floor.

Kitchen/Diner

14'11 x 13'1 (4.55m x 3.99m)

UPVC double glazed window, central heating radiator, range of cream wall and base units, wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine and dish washer, extractor fan, under stairs storage and UPVC double glazed frosted door to rear.

First Floor

Landing

6'11 x 5'11 (2.11m x 1.80m)

Doors to two bedrooms and bathroom.

Bedroom One

14'11 x 13' (4.55m x 3.96m)

UPVC double glazed window, central heating radiator, coving and over stairs storage with access to loft.

Bedroom Two

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window, central heating radiator, coving, integrated Ideal Classic boiler and dado rail.

Bathroom

6'11 x 6'9 (2.11m x 2.06m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled flooring, spotlights, extractor fan and wood effect lino flooring.

External

Rear

Laid to lawn garden with paving and bedding areas.



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