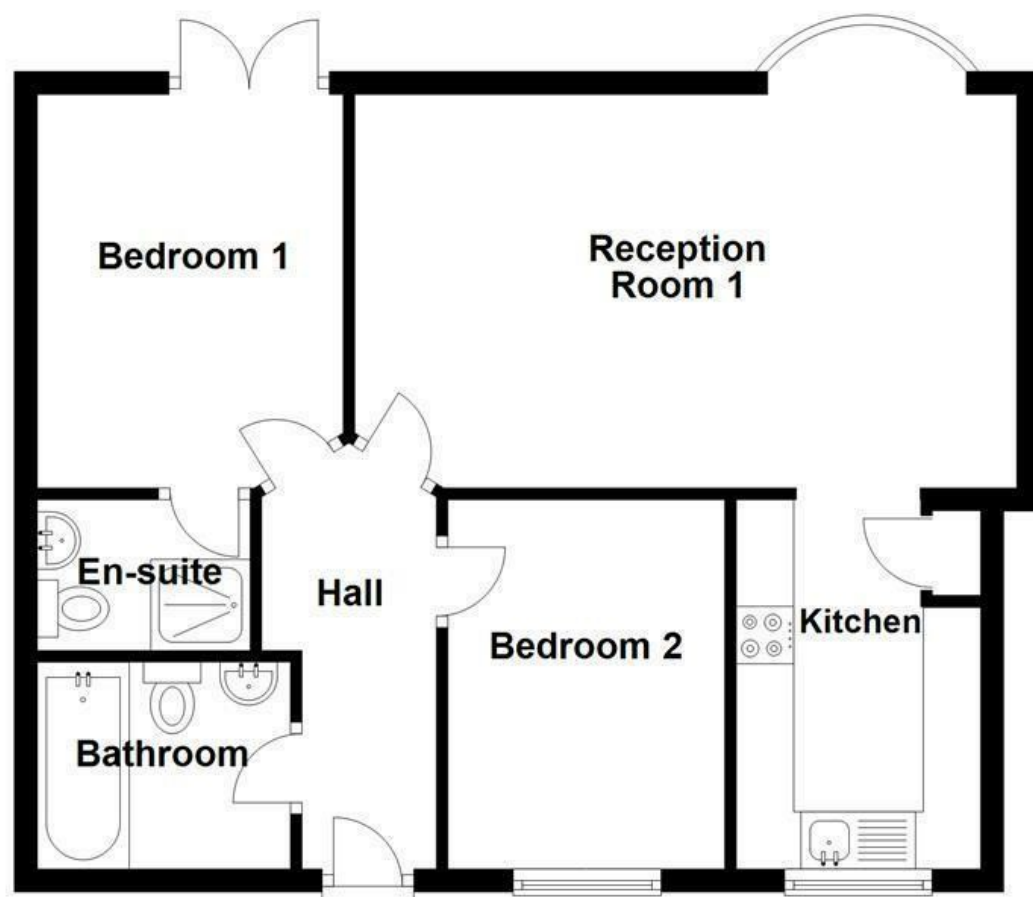


## Ground Floor



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			
(55-68) D		65	
(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.

## Brattice Drive, Swinton, M27 8WE

### £150,000

BEAUTIFULLY FINISHED TWO-BEDROOM GROUND FLOOR APARTMENT WITH NO BELOW CHAIN

This two-bedroom ground floor apartment is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes including routes directly into Manchester city centre. This property boasts a spacious reception room open to the kitchen and an en-suite to bedroom one.

Comprising briefly, to the ground floor; entrance through a call to access door into a communal hallway. Entrance through the hallway which has doors to two-bedrooms, a bathroom and a reception room. Bedroom one has a door to the en-suite and UPVC doors to the rear which leads you too the parking space. Externally, the property has an allocated space and a communal garden area.

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

# Brattice Drive, Swinton, M27 8WE

£150,000



- Ground Floor Apartment
- Three Piece En-Suite To Bedroom One
- Neutral Finish
- Council Tax Band B
- Spacious Living Area Open To The Kitchen
- Communal Gardens
- EPC Rated D
- Two Bright Bedrooms
- Allocated Parking Space
- Leasehold

## Ground Floor

### Entrance

Enter via a hardwood door leading into the hall.

### Hall

12'11 x 4'04 (3.94m x 1.32m)

Doors leading to a reception room, two bedrooms and a bathroom.

### Reception Room One

18'11 x 11'03 (5.77m x 3.43m)

UPVC double glazed bay window, electric heater, laminate flooring, open to the kitchen.

### Kitchen

9'03 x 7'07 (2.82m x 2.31m )

UPVC double glazed window, mix of wall and base units with laminate worktops, stainless steel one and a half sink and drainer with mixer tap, induction hob, extractor fan, water tank, part tiled elevations, laminate flooring.

### Bedroom One

9'08 x 8'09 (2.95m x 2.67m)

Electric heater, laminate flooring, door to en-suite, UPVC double glazed french doors leading out to the rear of the property.

### En-Suite

6'02 x 4'04 (1.88m x 1.32m)

Electric heated towel rail, dual flush WC, pedestal wash basin with traditional taps, single direct feed shower, part tiled elevations, vinyl flooring.

### Bedroom Two

9'03 x 7'11 (2.82m x 2.41m)

UPVC double glazed window, electric heater, laminate flooring.

### Bathroom

7'03 x 5'11 (2.21m x 1.80m)

Electric towel rail, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, extractor fan, part tiled elevations, vinyl flooring.

### Externally

Communal gardens and an allocated parking space.

