



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			83
(81-91) B			
(69-80) C		66	
(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.

Fraser Street, Swinton, M27 4DH

£260,000

AN IMMACULATE FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of high quality indoor and outdoor space and stylish decoration, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. With spacious rooms throughout, two bathrooms and three double bedrooms, this property is 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 Manchester, Salford and major motorway links. With open plan living space, stunning low maintenance gardens and not being overlooked from the front, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads openly on to an additional reception room and on to a contemporary fitted kitchen and houses a door on to a WC. The kitchen boasts modern wall and base units, integrated appliances and leads out through bi-folding doors on to the rear. The first floor comprises of doors on to two double bedrooms, a four piece family bathroom and staircase to the second floor. The second floor benefits from a fantastic third bedroom and shower room. Externally there is an enclosed yard to the rear with artificial lawn, paving and bedding areas. To the front there is a garden.

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

Fraser Street, Swinton, M27 4DH

£260,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street parking
- Three Double Bedroom Mid Terraced Property With Viewing Essential
- Ideal Family Home Ready To Move Into
- Modern Fitted Kitchen Leading Out To The Rear Garden Through Bi Fold Doors
- Ample Sized Rear Garden With Artificial Lawn And Paved Areas For Seating
- Easy Access To Local Communities

Ground Floor

Hallway

12'6 x 3'8 (3.81m x 1.12m)

Hardwood single glazed frosted stain glass entrance door, central heating radiator, coving, ceiling rose, smoke alarm, wood panel elevation, tiled floor, door to reception room two and stairs to first floor.

Reception Room Two

13'1 x 12'8 (3.99m x 3.86m)

Central heating radiator, wood flooring, open to reception room one and doors to kitchen and WC.

Reception Room One

14'6 x 11'7 (4.42m x 3.53m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, cast iron multi fuel burner, tiled hearth and surround, oak mantle. TV point and wood flooring.

Kitchen

15'1 x 9'2 (4.60m x 2.79m)

Velux window, UPVC double glazed window, blue panel wall and base units with marble effect worktops, tiled splash back, ceramic Belfast sink with mixer tap, Rangemaster three door cooking range with five burner gas hob and extractor hood, integrated fridge freezer, wine cooler and washing machine, spotlights, wood flooring and UPVC double glazed bifold doors to rear.

WC

5'5 x 2'6 (1.65m x 0.76m)

Low basin WC, pedestal wash basin, wood panel elevation and tile effect lino.

First Floor

Landing

13'1 x 5 (3.99m x 1.52m)

Wood panel elevation, doors to two bedrooms and bathroom and stairs to second floor.

Bedroom One

15'9 x 14'9 (4.80m x 4.50m)

UPVC double glazed bay window, UPVC glazed window, two central heating radiators, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

13'1 x 10'5 (3.99m x 3.18m)

UPVC double glazed window, central heating radiator, Vaillant boiler, original fireplace and wood effect laminate floor.

Bathroom

9'7 x 8'7 (2.92m x 2.62m)

UPVC double glazed frosted window, central heating radiator, enclosed direct feed rainfall shower with rinse head, low basin WC, vanity topped wash basin, clawfoot rolltop freestanding bath with rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

Second Floor

Landing

3'7 x 2'11 (1.09m x 0.89m)

Smoke alarm, doors to bedroom three and shower room.

Bedroom Three

20' x 15'2 (6.10m x 4.62m)

Two Velux windows and central heating radiator.

Shower Room

8'1 x 6'5 (2.46m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite, vanity top wash basin with mixer tap, dual flush WC, enclosed direct feed rain fall shower with rinse head, tiled elevation, spotlights, extractor fan and tiled flooring.

External

Front

Courtyard with garden.

Rear

Artificial lawn, paved and bedding areas.



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