



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) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>77</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.

## Lynton Avenue, Swinton, M27 6DD

### Offers Over £260,000

AN IMPRESSIVE SEMI DETACHED FAMILY HOME

Nestled in the charming Lynton Avenue of Swinton, Manchester, this semi detached house is a true gem waiting to be discovered. Boasting a spacious reception room, three bedrooms, and two bathrooms, this property is the epitome of a perfect family home.

As you step inside, you'll be greeted by a stunning interior that has been meticulously styled to perfection. The modern dining kitchen and bathroom suites add a touch of elegance, making it a space you'll be proud to call your own.

One of the highlights of this property is the added conservatory, providing extra living space for you to relax and unwind. Imagine enjoying your morning coffee in this bright and airy room, overlooking the beautiful rear garden.

Speaking of the garden, the ample outdoor space is perfect for children to play out or for hosting summer barbecues with friends and family. With the convenience of off road parking and a garage, this home ticks all the boxes for a growing family.



# Lynton Avenue, Swinton, M27 6DD

Offers Over £260,000



- Beautifully Presented Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Updated to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Porch

4'1 x 3'0 (1.24m x 0.91m)

Composite double glazed frosted front door, terracotta tiled flooring and door to reception room.

### Reception Room

14'5 x 11'10 (4.39m x 3.61m)

UPVC double glazed window, central heating radiator, coving to ceiling, living flame gas fire with wooden mantel, wood effect laminate flooring, door to dining kitchen and stairs to first floor.

### Kitchen/Dining Area

11'9 x 8'9 (3.58m x 2.67m )

UPVC double glazed window, central heating radiator, mix of panel wall and base units with solid oak worktops, integrated oven with four ring electric hob and extractor hood, brick effect tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated fridge freezer, wood effect laminate flooring and door to conservatory.

### Conservatory

10'10 x 10'5 (3.30m x 3.18m)

UPVC double glazed windows, sloped double glazed roof, electric radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

Loft access, smoke detector, doors leading to three bedrooms and bathroom.

### Bedroom One

12'6 x 8 (3.81m x 2.44m)

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

### En Suite

8 x 2'10 (2.44m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, part tiled elevations and tiled flooring.

### Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)

Two UPVC double glazed windows, central heating radiator, television point, wood effect laminate flooring and door to over stairs storage.

### Bedroom Three

11 x 6'8 (3.35m x 2.03m)

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

### Bathroom

7'10 x 4'9 (2.39m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, fully tiled elevations and tiled flooring.

## Exterior

### Rear

Enclosed garden with laid to lawn, paved patio, timber shed and access to garage.

### Front

Laid to lawn garden, gravel chippings, bedding areas, paved and tarmac driveway leading to garage.

### Garage

17'0 x 8'1 (5.18m x 2.46m )

Power, lighting and up and over garage door.



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