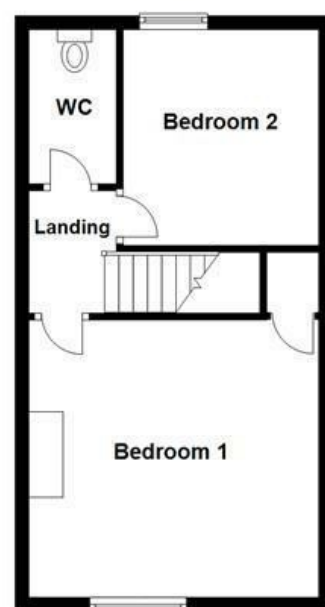


Ground Floor



First 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	62	76
(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.

## Clarendon Road, Swinton, M27 4BP

### £180,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with a fantastic ground floor extension, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With two living areas, stylish decoration and two double bedrooms, this property is the perfect home for any small family or couple truly not to be missed!

The property comprises briefly; a welcoming and spacious reception room leads through to an inner hallway. The inner hallway guides you on to a second reception room and staircase to the first floor. The second reception room leads on to a fitted kitchen. The kitchen leads onto an inner hallway which leads through to a WC. The first floor comprises of doors on to two double bedrooms and WC. Externally, there is an enclosed yard to the rear.

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

# Clarendon Road, Swinton, M27 4BP

£180,000



- Immaculate Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Spacious Interiors Throughout
- Freehold
- Three Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Reception Room One

13'11 x 13'4 (4.24m x 4.06m)

Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, coving, two feature wall lights, internal alcove storage, TV point, exposed brick fireplace and single glazed door to inner hall.

### Inner Hall

3'6 x 2'8 (1.07m x 0.81m)

Smoke alarm, single glazed door to reception room two and stairs to first floor.

### Reception Room Two

13'11 x 11'2 (4.24m x 3.40m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, dado rail, TV point, under stairs storage, single glazed door to kitchen.

### Kitchen

10'11 x 7'6 (3.33m x 2.29m)

UPVC double glazed window, central heating radiator, white wall and base units with granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for oven, space for fridge freezer, plumbed for washing machine, integrated Worcester boiler, tiled floor and door to inner hall.

### Inner Hall

7'6 x 2'9 (2.29m x 0.84m)

Integrated storage cupboard, tile effect line and door to bathroom and composite double glazed frosted door to rear.

### Bathroom

7'6 x 5'10 (2.29m x 1.78m)

UPVC double glazed frosted window, central heating radiator, panel bath with electric feed shower over, dual flush WC, vanity topped wash basin, part tiled and part PVC panel elevations and tile effect lino.

## First Floor

### Landing

6'8 x 4'2 (2.03m x 1.27m)

Coving, smoke alarm and doors to two bedrooms and WC.

### Bedroom One

13'11 x 13'2 (4.24m x 4.01m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

### Bedroom Two

11'2 x 9'5 (3.40m x 2.87m)

UPVC double glazed window, central heating radiator and coving.

### WC

7'5 x 4'1 (2.26m x 1.24m)

Central heating radiator, dual flush WC with integrated wash basin, extractor fan, PVC panel elevation, PVC to ceiling and wood effect lino.

## External

### Front

Enclosed garden with artificial lawn.

### Rear

Enclosed yard.



Tel: 01617939622

www.keenans-estateagents.co.uk