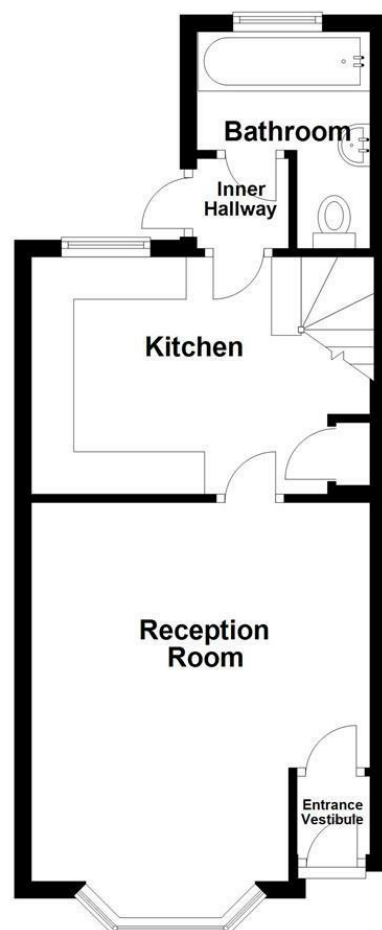
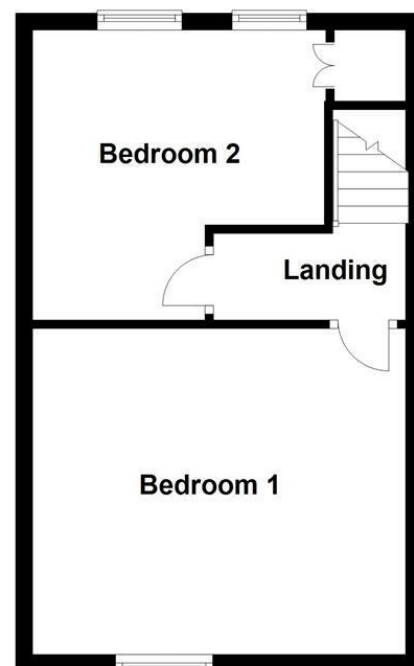


Ground Floor



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
(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.

## Rake Lane, Swinton, M27 8FZ

### Offers Over £160,000

A FANTASTIC FIRST TIME HOME OR INVESTMENT OPPORTUNITY!

Offering spacious rooms, throughout, neutral decoration and a fantastic added garage, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. A complete blank canvas, this property, once updated, has the potential to be the perfect home for any small family or couple 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.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then guides you on to a kitchen which leads on to an inner hallway and houses a staircase to the first floor. The inner hallway leads on to a bathroom and out to the rear. The first floor comprises of doors on to two double bedrooms. Externally, there is an enclosed yard to the rear with access to a fantastic garage.

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



# Rake Lane, Swinton, M27 8FZ

## Offers Over £160,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Family Bathroom
- Leasehold
- One Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

### Ground Floor

18'6 x 12'8 (5.64m x 3.86m)  
Power, lighting, storage cupboard and double glazed doors.

#### Entrance Vestibule

3' x 2'10 (0.91m x 0.86m)

Composite entrance door, coving, single glazed frosted door to reception room one.

#### Reception Room One

16'6 x 13'1 (5.03m x 3.99m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, ceiling rose, electric fire, integrated shelving, TV point, wood effect laminate flooring and single glazed frosted door to kitchen.

#### Kitchen

13'1 x 9'2 (3.99m x 2.79m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink with draining board and mixer tap, space for cooker, extractor fan, space for fridge freezer, plumbing for washing machine, under stairs storage, tiled flooring, stairs to first floor and door to inner hall.

#### Inner Hall

3'8 x 2'9 (1.12m x 0.84m)

Tiled flooring, door to bathroom and composite door to rear.

#### Bathroom

7'5 x 6'8 (2.26m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, panelled bath with electric feed shower overhead, pedestal wash basin with mixer tap, extractor fan, PVC panel elevations and tiled flooring.

#### First Floor

##### Landing

7'5 x 2'11 (2.26m x 0.89m)

Coving, dado rail, loft access and doors to two bedrooms.

##### Bedroom One

13'1 x 11'10 (3.99m x 3.61m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, fitted wardrobes and wood effect laminate flooring.

##### Bedroom Two

11'5 x 10'9 (3.48m x 3.28m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobes and over stairs storage.

#### External

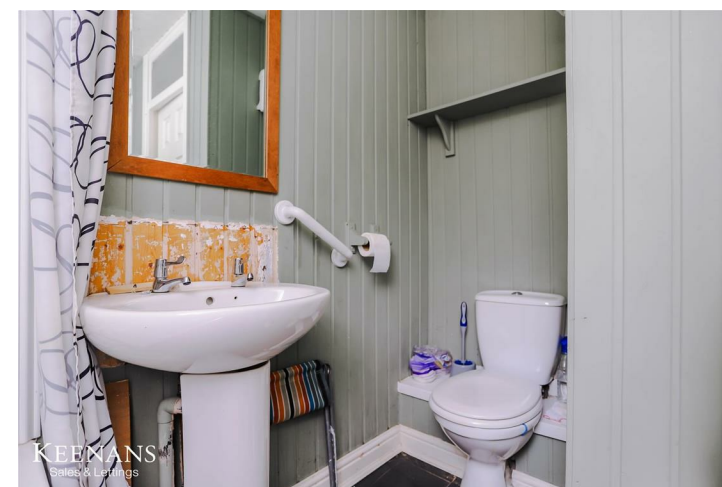
##### Front

Courtyard.

##### Rear

Enclosed yard with access to garage.

#### Garage



Tel: 01617939622

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