



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			88
(81-91) B		75	
(69-80) C			
(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	

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## Glen Avenue, Manchester, M27 9PL

### £1,300

#### MODERN PROPERTY VIEWING ESSENTIAL

Welcome to Glen Avenue, Swinton, Manchester - a delightful location for this charming house that could be your next family home. This property boasts a spacious and modern design, perfect for comfortable living.

As you step inside, you'll be greeted by a large and bright reception room, ideal for entertaining guests or simply relaxing with your loved ones. The kitchen diner is not only modern but also spacious, offering the perfect setting for family meals and gatherings.

One of the highlights of this property is the well-kept garden space to the rear. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evenings in this lovely outdoor area. Additionally, the large drive to the front provides ample parking space for you and your visitors.

Situated in a private local area set back from the main road, you can enjoy peace and tranquillity while still being conveniently located near essential amenities.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision the wonderful memories you could create in this beautiful property on Glen Avenue.

# Glen Avenue, Manchester, M27 9PL

£1,300



- Tenure Leasehold
- Council Tax Band C
- EPC Rating C
- Off Road Parking For Two Vehicles
- Semi Detached Property
- Three Bedrooms
- Ideal Family Home Ready To Move Into
- Viewing Essential
- Secluded Enclosed Paved Rear Garden With Decked Area
- Close Proximity To Major Commuter Routes

## Ground Floor

### Entrance

UPVC door to hall.

### Hall

15' x 6' (4.57m x 1.83m)

Central heating radiator, stairs to first floor, doors to reception room one, kitchen/diner and laminate floor.

### Reception Room

15'2 x 10'11 (4.62m x 3.33m)

UPVC double glazed window, central heating radiator, laminate floor, entrance to kitchen/diner.

### Kitchen/Diner

17'8 x 7'11 (5.38m x 2.41m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring electric hob, glass splash back, extractor hood, composite sink with mixer tap, plumbed for washing machine, integrated dish washer, space for fridge freezer, laminate floor and UPVC French door to rear.

## First Floor

### Landing

9'5 x 7' (2.87m x 2.13m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

13'8 x 10'5 (4.17m x 3.18m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'6 x 10' (3.20m x 3.05m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'6 x 7' (2.59m x 2.13m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'11 x 5'5 (2.11m x 1.65m)

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and overhead direct feed rainfall shower and rinse head, PVC elevation extractor fan and laminate floor.

## External

### Rear

Enclosed paved patio, gravelled arear, decking and trees.

### Front

Paved pathway and space for off road parking.



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