

Ground 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		82	82
(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	

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.

Farrier Close, Swinton, M27 8BZ

Offers Over £180,000

TASTEFUL MODERN APARTMENT ONLY A SHORT DISTANCE FROM MOTORWAY LINKS

Welcome to this charming property located on Farrier Close, Swinton. This delightful house offers a tasteful modern apartment with a stylish décor that is sure to impress. The property boasts modern appliances, creating a contemporary feel throughout.

One of the highlights of this lovely home is the spacious kitchen reception area, perfect for entertaining guests or simply relaxing in style. Additionally, the private parking and secure access to the building provide convenience and peace of mind for residents.

Step outside through the French doors and you will find yourself in a beautiful shared common area, ideal for enjoying a morning coffee or soaking up the sunshine. This property truly offers a wonderful blend of comfort, style, and security.

Don't miss the opportunity to make this modern and inviting property your new home. Contact us today to arrange a viewing and experience the charm of Farrier Close for yourself.

Please contact our Swinton office for any further information

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Offers Over £180,000

 **2**  **1**  **1**  **B**

- Tenure Leasehold
- Communal Parking
- Open Plan Living/Dining And Kitchen Space
- Easy Access To Major Network Links
- Council Tax Band B
- Two Bedroom Apartment
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating B
- Communal Gardens
- Viewing Is Essential

Ground Floor

Entrance

Hard wood door to hall.

Hall

11'2 x 8' (3.40m x 2.44m)

Central heating radiator, secondary intercom monitor with camera, high gloss laminate flooring, doors to two bedrooms and kitchen/diner.

Open Plan Kitchen/Diner/Living Space

22'11 x 11'3 (6.99m x 3.43m)

Two UPVC double glazed windows, central heating radiator, wall mounted electric fire, television point, high gloss wall and base units, laminate work tops, oven with four ring electric hob, metal splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated dish washer, integrated washing machine, integrated fridge freezer, UPVC double glazed French doors to rear and high gloss laminate flooring.

Bedroom One

16'1 x 8'5 (4.90m x 2.57m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Two

11'4 x 7'10 (3.45m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 6'7 (2.08m x 2.01m)

Central heating towel rail, vanity wash basin with mixer tap, panelled bath with mixer tap and overhead direct feed rainfall shower with rinse head, dual flush WC, part tiled elevation, spotlights extractor fan and tiled flooring.

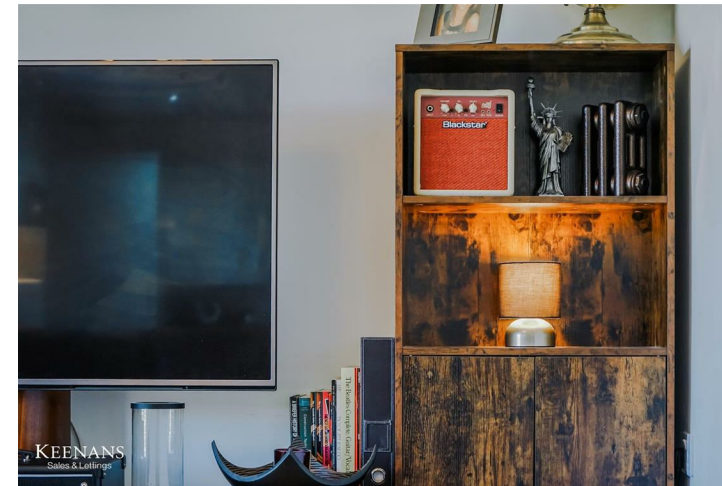
External

Front

Off road parking allocated for one vehicle.

Rear

Communal garden with laid to lawn and bedding areas.



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