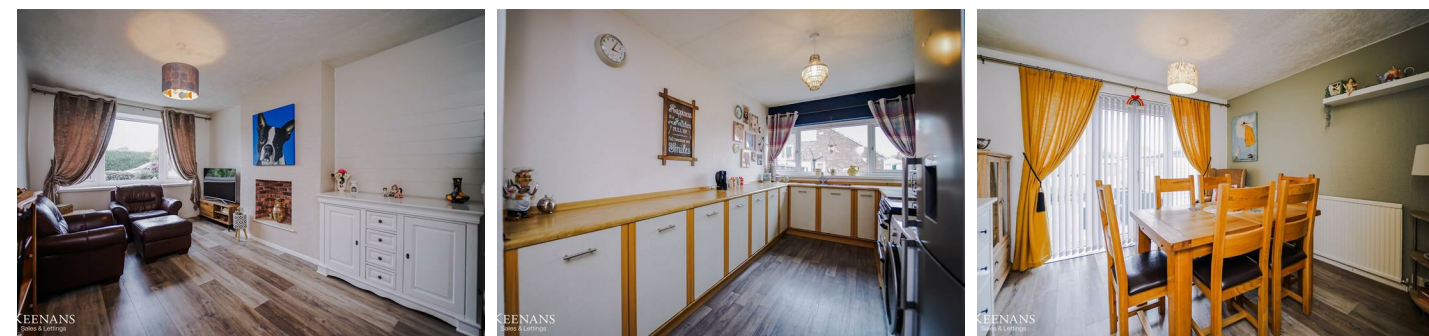


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.

Wheatley Road, Swinton, M27 9RW

Offers Over £250,000

AN ENVIABLE DORMER BUNGALOW

Having been presented and maintained beautifully throughout with fantastic gardens, two double bedrooms and stylish interior, this outstanding two bedroom dormer bungalow is being proudly welcomed to the market in the sought after location of Swinton. Boasting spacious rooms, an abundance of storage space, this property is 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. With gated off road parking, detached garage and versatile living, this property is ready for any potential buyer to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen, double bedroom, bathroom and office space. The bedroom, which is currently being used as a dining room. The office houses a staircase to the first floor. The first floor comprises of doors on to a dressing room which guides you through to a double bedroom. Externally there is a laid to lawn garden with paving, decking and access on to a detached garage. To the front there is a laid to lawn garden with bedding areas and gated off road parking.

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

Wheatley Road, Swinton, M27 9RW

Offers Over £250,000



- Immaculate Semi Detached Dormer Bungalow
- Two Bedrooms
- Fitted Kitchen
- Three Piece Family Bathroom
- Off Road Parking And Garage
- Tenure Leasehold
- EPC Rating: E
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Vestibule

2'9 x 2'7 (0.84m x 0.79m)

Composite double glazed entrance door and hardwood single glazed door to hall.

Hall

8'6 x 7'2 (2.59m x 2.18m)

Central heating radiator, wood effect lino flooring, doors to two reception rooms, kitchen, bedroom two and bathroom.

Reception Room One

16'5 x 10'5 (5.00m x 3.18m)

UPVC double glazed bay window, central heating radiator, TV point and wood effect lino flooring.

Reception Room Two

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed bay window, central heating radiator and stairs to first floor.

Kitchen

15'6 x 10'5 (4.72m x 3.18m)

UPVC double glazed window, range of panel wall and base units, wood effect worktops, tiled splashback, one and a half bowl stainless steel sink with draining board and mixer tap, space for oven, space for fridge freezer, plumbing for washing machine, space for dryer, storage cupboard and wood effect lino flooring.

Bedroom Two

12'4 x 11'8 (3.76m x 3.56m)

Central heating radiator, wood effect lino flooring and UPVC double glazed patio doors to rear.

Bathroom

7'8 x 5'5 (2.34m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin, panel bath with direct feed shower and rinse head, tiled elevations and wood effect lino flooring.

First Floor

Dressing Room

15' x 8'9 (4.57m x 2.67m)

UPVC double glazed window, central heating radiator, eaves storage, wood flooring and open to bedroom one.

Bedroom One

15' x 8'10 (4.57m x 2.69m)

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

External

Front

Laid to lawn garden with bedding areas and gated off road parking.



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