



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		80	80
(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.

## Manchester Road, Swinton, M27 6WE

### Offers Over £170,000

AN IMPRESSIVE SECOND FLOOR APARTMENT

Having been presented and maintained beautifully throughout with spacious rooms, neutral decorations and no chain delay, this enviable two bedroom first floor apartment is being proudly welcomed to the market in a gated complex within Clifton. With two bathrooms, neutral decoration and open plan kitchen living 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, Swinton, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway, provides access through to a spacious open plan kitchen and reception room, two generously sized bedrooms and a modern bathroom. The main bedroom benefits from an en suite shower room. Externally, there is a communal garden with communal off road parking.

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



# Manchester Road, Swinton, M27 6WE

## Offers Over £170,000



- Stunning Second Floor Apartment
- Two Modern Bathrooms
- Communal Gardens
- EPC Rate C
- Two Spacious Bedrooms
- Secure Gated Complex
- Tenure Freehold
- Contemporary Open Plan Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band B

### Entrance

Hardwood door to hall.

### Hall

16'0 x 8'0 (4.88m x 2.44m)

Central heating radiator, smoke detector, loft access, store cupboard, wood effect laminate flooring, doors to open plan reception, kitchen, two bedrooms and two bathrooms.

### Open Plan Reception Room/Kitchen

22'4 x 12'8 (6.81m x 3.86m)

UPVC double glazed window, central heating radiator, smoke detector, wood effect panel wall and base units, granite effect surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, television point, wood effect laminate flooring and part tiled flooring.

### Bedroom One

13'0 x 8'9 (3.96m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes, UPVC double glazed French doors to Juliet balcony and door to en suite.

### En Suite

7'11 x 6'7 (2.41m x 2.01m)

Chrome heated towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed shower enclosed, tiled elevations and tiled flooring.

### Bedroom Two

9'8 x 9'0 (2.95m x 2.74m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

7'2 x 5'8 (2.18m x 1.73m)

Central heated towel rail, pedestal wash basin with mixer taps, dual flush WC, panel bath with direct feed shower, tiled elevations and tiled flooring.

### Front

Communal garden and off road parking.



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