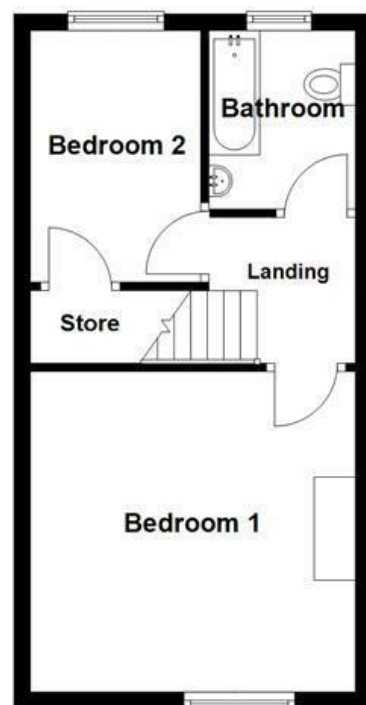


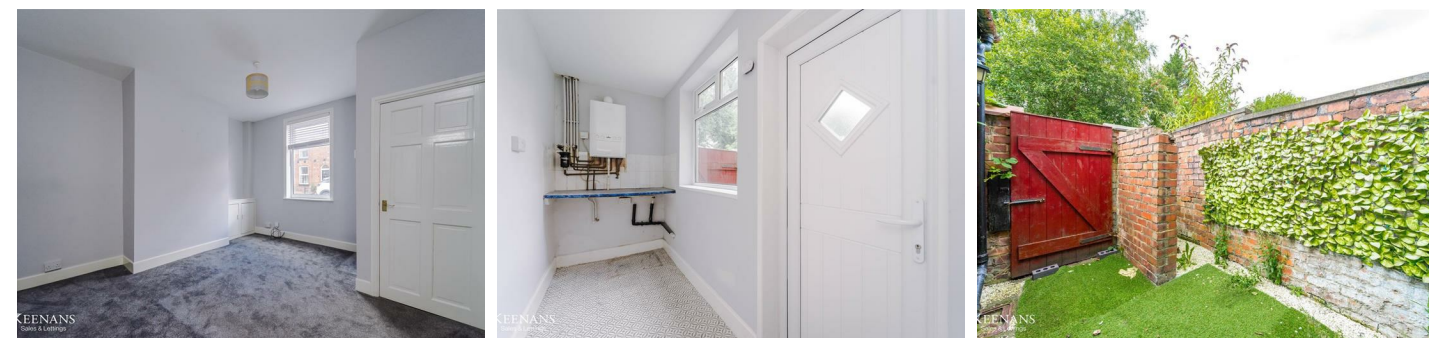
Ground Floor



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			87
(81-91) B			
(69-80) C		69	
(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.

Ellesmere Street, Swinton, M27 0LA

£180,000

THE PERFECT FIRST TIME HOME

Having been presented and updated to the highest standard throughout with spacious rooms, modern fixtures and fittings and no chain delay, this outstanding two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. Having undergone a full transformation with neutral decoration and added utility room, 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.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to an inner hallway leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units and leads on to a utility room. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear.

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

Ellesmere Street, Swinton, M27 0LA

£180,000



- Spectacular Mid Terrace Property
- No Chain Delay
- Enclosed Yard to Rear
- EPC Rating C
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Spacious Interiors
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'1 x 3'1 (1.24m x 0.94m)

Composite front door and door to reception room.

Reception Room

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window, central heating radiator, television point, integrated alcove storage and door to inner hall.

Inner Hall

2'9 x 2'6 (0.84m x 0.76m)

Open to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

12'11 x 10'0 (3.94m x 3.05m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, understairs storage, tiled effect lino flooring and door to utility.

Utility

11'0 x 4'3 (3.35m x 1.30m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for dryer, ideal boiler, tiled effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

5'9 x 5'8 (1.75m x 1.73m)

Smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Two

10'0 x 6'11 (3.05m x 2.11m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'1 x 5'8 (2.16m x 1.73m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, dual flush WC, tiled elevations and tiled effect lino flooring.

External

Rear

Enclosed yard with paving.



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