



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			
(69-80) C		66	
(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.

Prospect Place, Swinton, M27 4TJ

Offers Over £130,000

AN ENVIABLE INVESTMENT OPPORTUNITY OR FIRST TIME BUY

With spacious rooms, two double bedrooms and neutral decorations, this enviable end terraced property is being proudly welcomed to the market in the sought after location of Swinton. A complete blank canvas, this property, once updated, has the potential to be the perfect first time home or rental investment 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 and spacious reception room leads through to a kitchen. The kitchen guides you on to an inner hallway and houses a staircase to the first floor. The inner hallway leads on to a bathroom. The first floor comprises of doors on to two bedrooms. Externally, there is an enclosed yard to the rear and garden to the front.

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

Prospect Place, Swinton, M27 4TJ

Offers Over £130,000



- End Terraced Property
- Three Piece Shower Room
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- One Reception Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room

13'1 x 12'1 (3.99m x 3.68m)

UPVC double glazed frosted entrance door, central heating radiator, gas fire with wood surround and mantle, integrated alcove storage, TV point, wood effect laminate flooring and door to kitchen.

Kitchen

10'2 x 9'11 (3.10m x 3.02m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated boiler, under stairs storage, wood effect laminate flooring, door to stairs to first floor and hardwood single glazed door to inner hall.

Inner Hall

5'10 x 3'2 (1.78m x 0.97m)

Plumbed for washing machine, hardwood door to shower room and two hardwood doors to rear.

Shower Room

6'5 x 5'10 (1.96m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower in double enclosure, extractor fan and tiled elevation.

First Floor

Landing

5'2 x 2'5 (1.57m x 0.74m)

Loft access and doors to two bedrooms.

Bedroom One

13'1 x 12'1 (3.99m x 3.68m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 10' (3.05m x 3.05m)

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

External

Front

Garden area.

Rear

Enclosed yard.



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