



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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Warwick Avenue, Swinton, M27 9GT

£230,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY ON AN IMPRESSIVE PLOT

Having been presented and maintained beautifully throughout and offering an abundance of indoor and outdoor space, stylish interiors and ample off road parking, this outstanding two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With modern fixtures and fittings, open plan kitchen and living space and two double bedrooms, 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 hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room boasts a stunning double sided multi fuel burner and leads through to a second reception room. The second reception room leads openly on to a contemporary fitted kitchen and through to a utility room/WC. The first floor comprises of doors on to two double bedrooms and a four piece bathroom suite. Externally, there is an enclosed wraparound garden with laid to lawn, paving, bedding, ample, gated, off road parking and pergola.

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

Warwick Avenue, Swinton, M27 9GT

£230,000



- Spacious Semi Detached Property
- Modern Fitted Kitchen
- Gated Off Road Parking
- EPC Rating D
- Two Bedrooms
- Ample Living Space
- Tenure Leasehold
- Four Piece Bathroom Suite
- Wraparound Gardens
- Council Tax Band B

Ground Floor

Entrance Hall

4'11 x 3'11 (1.50m x 1.19m)

Composite double glazed leaded front door, central heating radiator, meter cupboard, wood effect laminate flooring, oak single glazed door to reception room one and stairs to first floor.

Reception Room One

13'3 x 12'4 (4.04m x 3.76m)

UPVC double glazed bay window, central heating radiator, exposed stone wall, cast iron double sided multifuel burner with tiled hearth, wood effect laminate flooring and oak single glazed door to reception room two.

Reception Room Two

9'11 x 8'9 (3.02m x 2.67m)

Central heating radiator, double sided cast iron multifuel burner with tiled hearth, exposed brick wall, wood effect laminate flooring, oak door to utility and open access to kitchen.

Utility

8'9 x 5'3 (2.67m x 1.60m)

UPVC double glazed frosted window, central heating radiator, plumbing for washing machine, dual flush WC, wall mounted wash basin with mixer tap and wood effect laminate flooring.

Kitchen

16'5 x 7'11 (5.00m x 2.41m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with solid wood worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, three door range cooker with five ring gas hob and extractor hood, space for fridge freezer, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'11 x 6'10 (2.41m x 2.08m)

UPVC double glazed frosted window, loft hatch, doors to two bedrooms and family bathroom.

Bedroom One

12'9 x 9'6 (3.89m x 2.90m)

UPVC double glazed window, central heating radiator, original fireplace and wood effect laminate flooring.

Bedroom Two

16'5 x 7'4 (5.00m x 2.24m)

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

Bathroom

7'1 x 6'10 (2.16m x 2.08m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations and lino flooring.

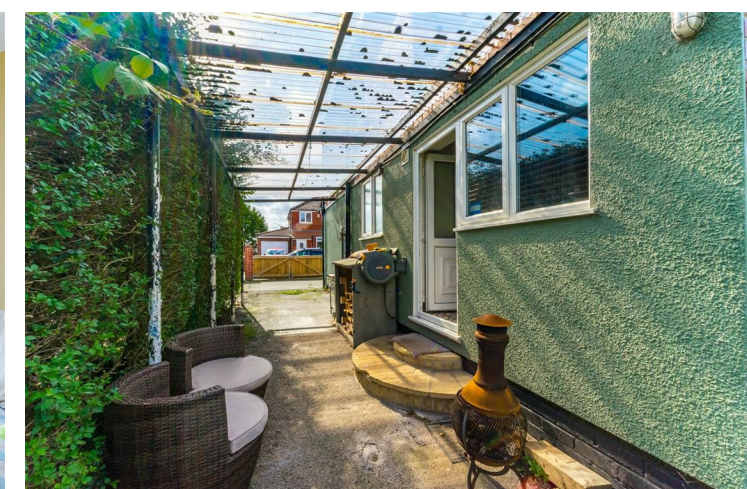
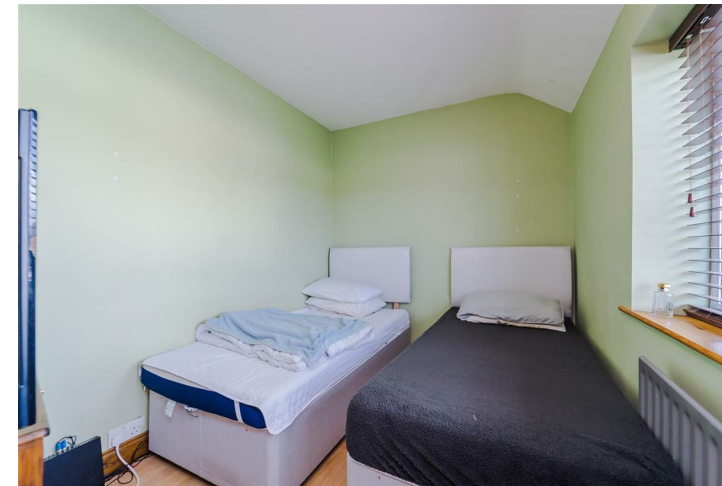
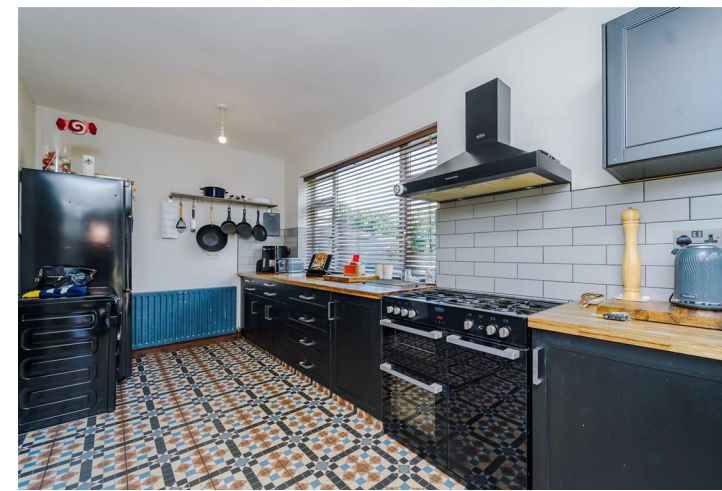
External

Rear

Wraparound laid to lawn garden with paving, stone chippings, mature shrubbery and bedding areas.

Front

Gated off road parking.



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