



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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.

Conway Avenue, Swinton, M27 8JE

Offers Over £200,000

SPACIOUS TERRACED HOME ON A QUIET CUL DE SAC

Welcome to Conway Avenue, Swinton, Manchester - a charming terraced house that could be your next dream home! This property boasts a spacious plot, perfect for those who love a bit of outdoor space. The large driveway, recently done, provides ample parking for you and your guests.

Step inside to discover a recently renovated interior, featuring a modern kitchen and bathroom. Imagine cooking up a storm in your modern kitchen and relaxing in your stylish bathroom - pure bliss!

Nestled in a quiet cul-de-sac, this home offers peace and tranquillity, away from the hustle and bustle of the city. And if you're a nature lover, you'll be delighted to know that you're just a stone's throw away from a local wildlife park, perfect for leisurely strolls and enjoying the beauty of nature.

Don't miss out on this fantastic opportunity to own a beautiful home in a wonderful location. Book a viewing today and let Conway Avenue steal your heart!

Conway Avenue, Swinton, M27 8JE

Offers Over £200,000



- End Terraced Property
- Three Piece Bathroom
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Spacious Reception Room
- Freehold
- Fitted Kitchen And Separate Utility Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

4'7 x 3'6 (1.40m x 1.07m)

UPVC double glazed entrance door, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

14'1 x 11'2 (4.29m x 3.40m)

UPVC double glazed window, central heating radiator, two feature wall lights, cast iron fireplace, TV point, wood effect flooring and door to kitchen.

Kitchen

12'10 x 8'10 (3.91m x 2.69m)

UPVC double glazed window, central heating radiator, mixture of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, space for fridge freezer, wood effect flooring and door to utility room.

Utility Room

9' x 5'9 (2.74m x 1.75m)

Plumbing for washing machine, wood effect flooring and door to rear.

First Floor

Landing

10'4 x 7'9 (3.15m x 2.36m)

UPVC double glazed window, storage and doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10'2 (3.61m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 7'11 (3.05m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'2 x 6'6 (3.40m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with direct feed shower and rinse head over, extractor fan, part tiled elevations and tiled floor.

External

Front

Laid to lawn and paved drive.

Rear

Laid to lawn, paving and out building.

