



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			
(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.

## Swinton Hall Road, Swinton, M27 4UB

### £210,000

AN ENVIABLE END TERRACED PROPERTY

Having been presented and maintained to a beautiful standard throughout with stylish interior, spacious rooms and two double bedrooms, this exceptional end terraced property is being proudly welcomed to the market in the sought after location of Swinton. With beautiful wrap around garden, neutral decoration and open plan 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, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms. The second reception room leads on to a fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is a wrap around garden to the rear with paving, stone chip and patio areas. To the front there is a garden with bedding areas and off road parking for one vehicle.

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

# Swinton Hall Road, Swinton, M27 4UB

£210,000



- Exceptional End Terrace Property
- Stylish Decoration Throughout
- Off Road Parking for One Vehicle
- EPC Rating D
- Two Bedrooms
- Spacious Interiors
- Tenure Freehold
- Three Piece Bathroom
- Wraparound Garden to Rear
- Council Tax Band A

## Ground Floor

### Entrance Hall

13'4 x 3'4 (4.06m x 1.02m )

Composite double glazed frosted front door, central heating radiator, coving, wood effect lino flooring, door to reception room one and open access to reception room two.

### Reception Room One

12'11 x 11'1 (3.94m x 3.38m )

UPVC double glazed window, central heating radiator, coving, television point, wood effect lino flooring and open access to reception room two.

### Reception Room Two

16'8 x 14'9 (5.08m x 4.50m)

Two UPVC double glazed windows, central heating radiator, coving, cast iron multifuel burner with tiled hearth and exposed brick surround, television point, door to kitchen and stairs to first floor.

### Kitchen

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

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect worktops, tiled splashback, ceramic sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect lino flooring and composite double glazed frosted door to rear.

## First Floor

### Landing

16'8 x 14'9 (5.08m x 4.50m)

UPVC double glazed window, coving, loft access, smoke detector, hardwood flooring, doors leading to two bedrooms and family bathroom.

### Bedroom One

14'9 x 12'11 (4.50m x 3.94m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

11'5 x 11'0 (3.48m x 3.35m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

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

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, rolltop clawfoot bath with mixer tap and rinse head, tiled elevations, integrated linen cupboard, coving and hardwood flooring.

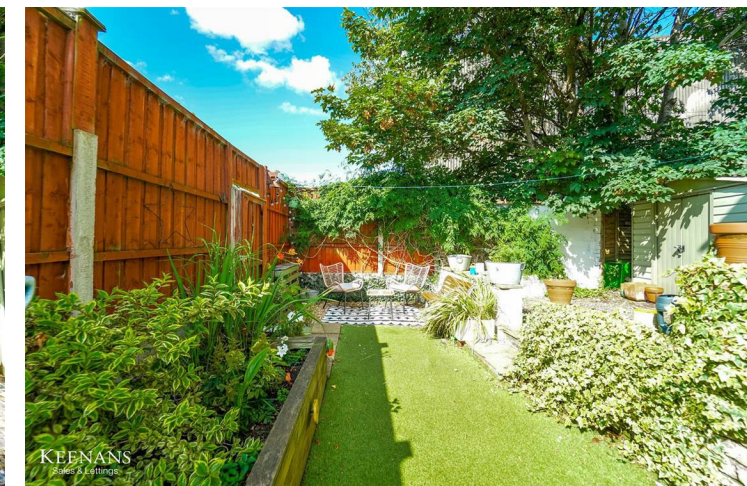
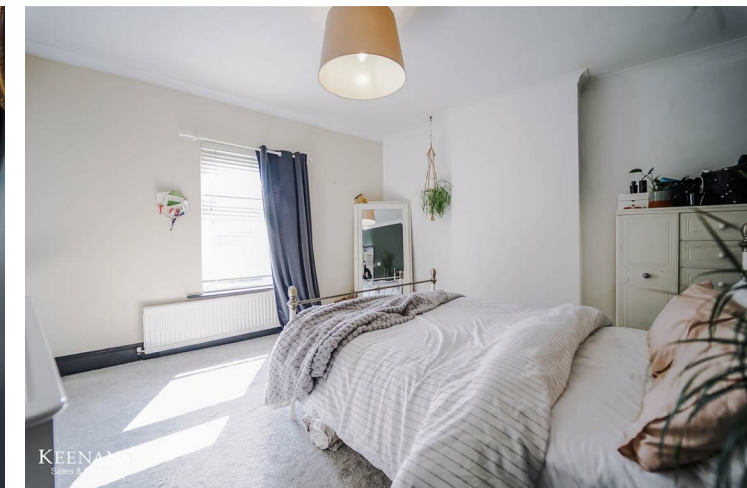
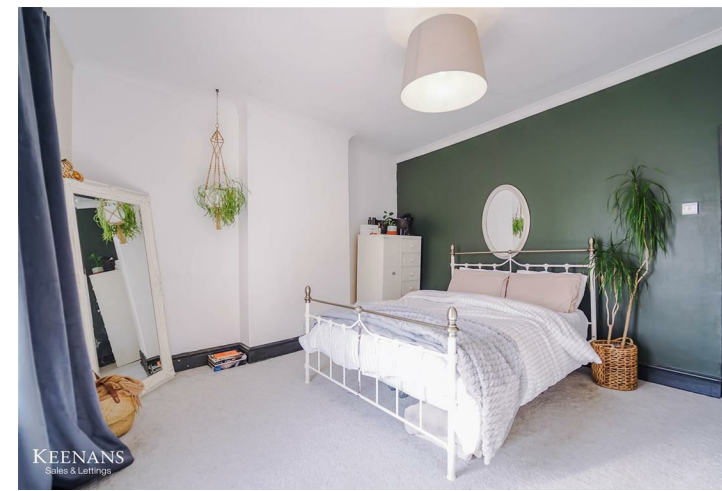
## External

### Rear

Wraparound garden with paving, stone chip and patio areas.

### Front

Garden with bedding areas.



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