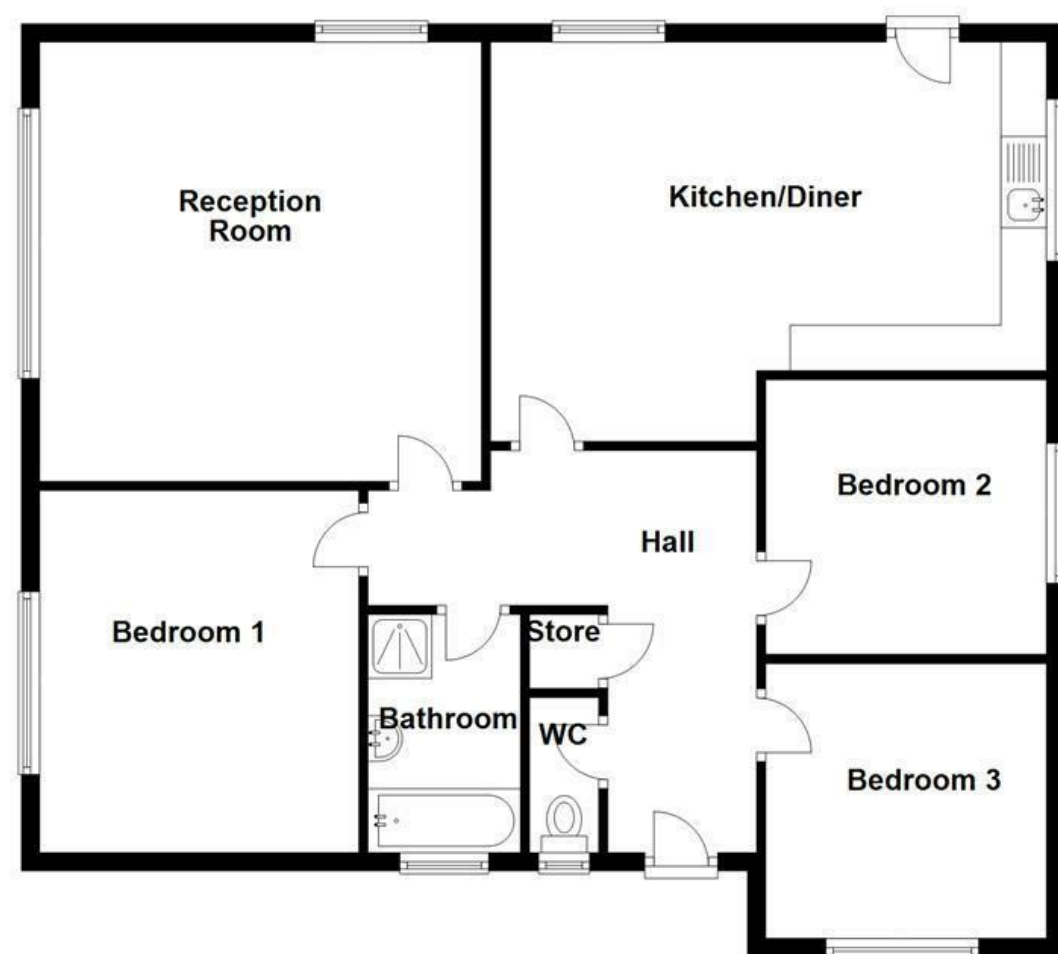


Ground Floor



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			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(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.

Manchester Road, Swinton, M27 6WE

Offers Over £300,000

AN ENVIABLE DEVELOPMENT OPPORTUNITY BOASTING AN IMPRESSIVE PLOT ON A PRIME MAIN ROAD LOCATION.

This existing development opportunity, subject to necessary planning consents, offers an abundance of opportunity.

The site currently boasts a detached bungalow, separate detached garage and expansive wrap around garden. Offering an abundance of indoor and outdoor space, this impressive three bedroom true bungalow is being proudly welcomed to the market in the sought after location of Clifton. With enviable wrap around gardens, three double bedrooms and bursting with potential, this fantastic property is a complete blank canvas for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Swinton, Manchester, Salford and major motorway links. With ample off road parking, detached garage and, once updated, this property has the potential to be the perfect family home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner, three double bedrooms, bathroom and WC. Externally there is an enclosed wrap around garden with laid to lawn, paving, bedding, pond and ample off road parking, as well as access on to a detached garage.

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

Manchester Road, Swinton, M27 6WE

Offers Over £300,000



- Tenure Freehold
- Council Tax Band D
- EPC Rating D
- Ample Off Road Parking And Access To A detached Garage
- Three Double Bedroom Detached Bungalow
- Wrap Around Garden With Pond And Bedding Areas
- Property Is A Blank Canvas Ready For Anyone To Put Their Stamp On It

Ground Floor

Entrance

Via a UPVC double glazed frosted door to hall.

Hall

14'6 x 13'11 (4.42m x 4.24m)

Central heating radiator, smoke alarm, loft access, store cupboard, wood effect vinyl floor, doors to reception room, kitchen/diner, three bedrooms and WC.

Reception Room

15'11 x 15'10 (4.85m x 4.83m)

Two UPVC double glazed windows, four central heating radiators, electric fire, integrated shelving and television point.

Kitchen/Diner

20' x 14'4 (6.10m x 4.37m)

Two UPVC double glazed windows, central heating radiator, range of white base units, tiled surface, stainless steel double sink and drainer, double electric oven, plumbed for washing machine, Perroli boiler, part tiled effect lino floor and composite double glazed frosted door to side.

Bedroom One

13' x 11'6 (3.96m x 3.51m)

UPVC double glazed window, central heating radiator, fitted wardrobe and smoke alarm.

Bedroom Two

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

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

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

UPVC double glazed window and central heating radiator.

Bathroom

8'7 x 5'6 (2.62m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath, pedestal wash basin, enclosed electric feed shower, tiled elevation, wood clad to ceiling and tiled floor.

WC

5'7 x 2'6 (1.70m x 0.76m)

UPVC double glazed frosted window, low bowl WC and tiled elevation.

External

Front

Wrap around laid to lawn garden with mature shrubs, trees, off road parking and access to detached garage.

Rear

Wrap around laid to lawn garden with paving, pond, mature shrubs and access to detached garage.



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