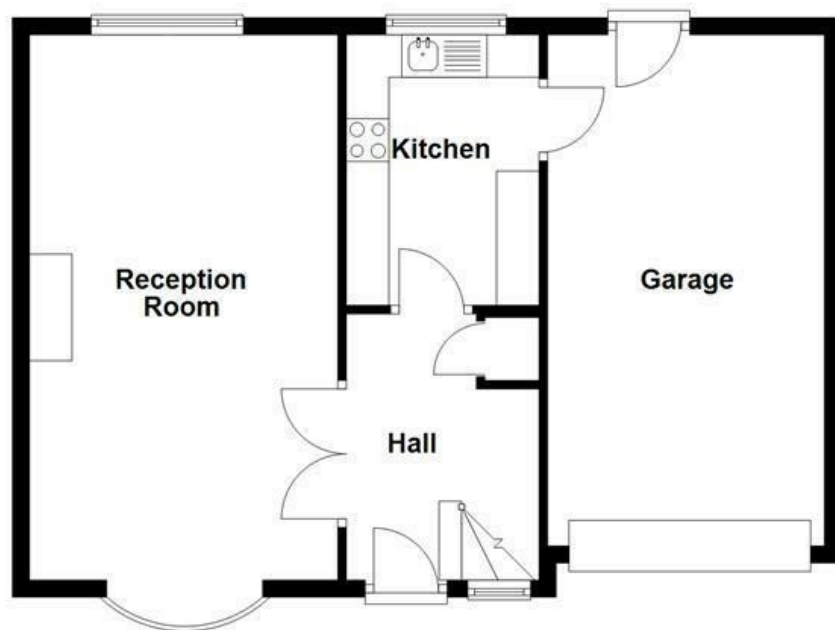
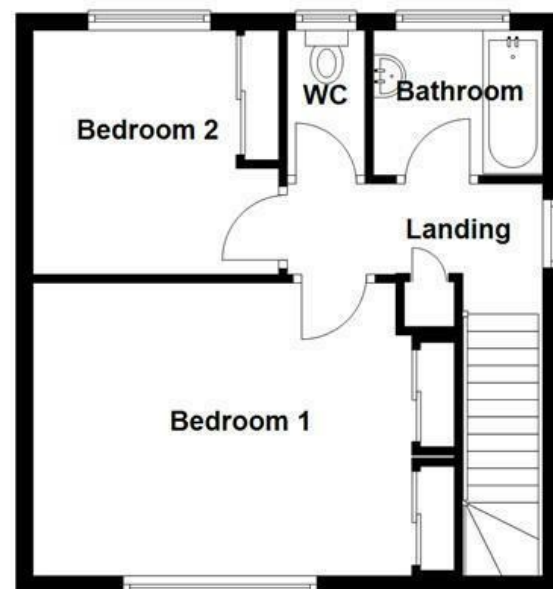


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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.

Rake Lane, Swinton, M27 8EY

£240,000

SPACIOUS FAMILY HOME WITH EASY ACCESS TO LOCAL AMENITIES

Welcome to this charming property located on Rake Lane in the lovely area of Swinton, Manchester. This delightful house boasts a modern interior with sleek decor and top-of-the-line appliances, perfect for those who appreciate contemporary living.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-proportioned bedrooms, offering comfortable living spaces for you and your family.

The house includes a stylish bathroom, ensuring convenience and luxury. Additionally, the tranquil garden at the rear of the property provides a peaceful retreat where you can unwind and enjoy the outdoors.

One of the standout features of this property is the spacious driveway and garage, providing ample parking space and storage options. This is a rare find in such a desirable location.

Situated on a quiet residential road, this home offers a peaceful environment while still being conveniently located close to local amenities. Whether you're looking to enjoy a quiet evening at home or explore the nearby shops and restaurants, this property offers the best of both worlds.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and experience the charm of this Swinton gem for yourself.

Rake Lane, Swinton, M27 8EY

£240,000



- Detached Property
- Modern Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C
- Two Bedrooms With Fitted Wardrobes
- Two Piece Family Bathroom With Separate WC
- Leasehold
- Spacious Reception Room With Media Wall
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

9'7 x 7'6 (2.92m x 2.29m)

UPVC double glazed entrance door, UPVC double glazed frosted window, central heating radiator, spotlights, stairs to first floor and doors to reception room and kitchen.

Reception Room One

21' x 11'11 (6.40m x 3.63m)

UPVC double glazed bow window, UPVC double glazed window, two central heating radiators, coving, media wall electric fire and TV point.

Kitchen

10'3 x 7'6 (3.12m x 2.29m)

UPVC double glazed window, central heating radiator, spotlights, grey wall and base units, quartz worktops, integrated double oven in high rise unit, four ring induction hob, glass splash back, composite sink with draining board and mixer tap, integrated fridge freezer, laminate floor and door to garage.

Garage

19'8 x 10'8 (5.99m x 3.25m)

Up and over door, plumbing for washing machine, UPVC door to rear.

First Floor

Landing

10'1 x 3'4 (3.07m x 1.02m)

UPVC double glazed frosted window, storage and doors to two bedrooms, bathroom and WC.

Bedroom One

14'6 x 11'3 (4.42m x 3.43m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

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

UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, spotlights, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, tiled elevations and tiled floor.

WC

5'8 x 3'2 (1.73m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, part tiled elevation and tiled floor.

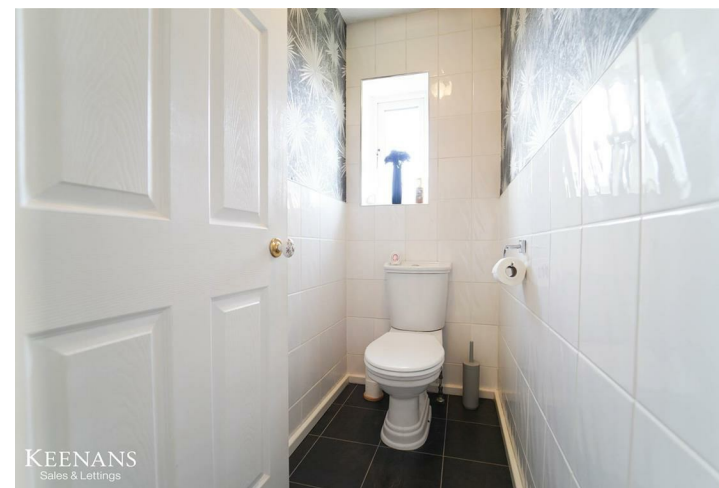
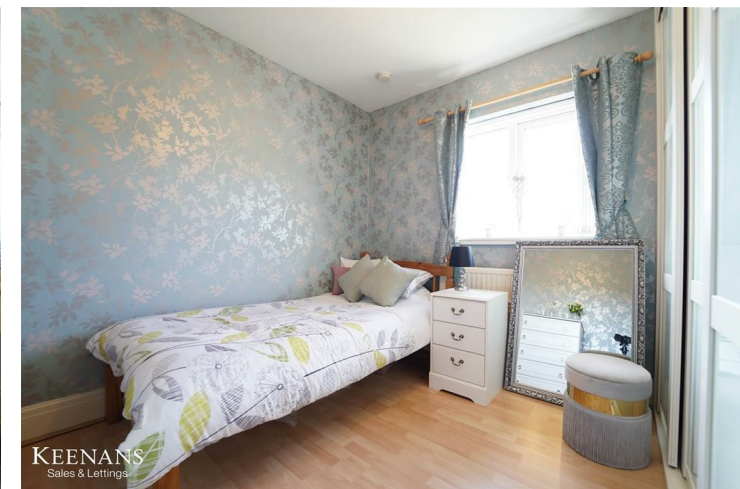
External

Front

Laid to lawn and gated paved drive leading to garage.

Rear

Enclosed laid to lawn, paved patio and raised bedding areas.



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