



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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.

## Longview Drive, Swinton, M27 9GJ Offers Over £120,000

### IMMACULATE GROUND FLOOR APARTMENT

Welcome to this charming ground floor apartment located on Longview Drive in the lovely area of Swinton, Manchester.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The fitted kitchen is ideal for whipping up delicious meals and enjoying them in the comfort of your own home.

This immaculate apartment boasts two cosy bedrooms, providing ample space for a small family, guests, or even a home office. The three-piece bathroom offers convenience and comfort for your daily routines.

Additionally, the communal parking ensures that you will never have to worry about finding a spot for your vehicle after a busy day out and about.

Don't miss out on the opportunity to make this apartment your new home sweet home in the heart of Swinton. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.



# Longview Drive, Swinton, M27 9GJ

## Offers Over £120,000



- Ground Floor Apartment
- Three Piece Bathroom Suite
- Communal Parking
- EPC Rating C
- Two Bedrooms
- Fitted Kitchen
- Tenure Leasehold
- Spacious Reception Room
- Well Presented
- Council Tax Band B

### Entrance Hallway

Auto lighting, electric storage heater, doors to reception room, bathroom, bedroom one and bedroom two.

### Reception Room

18'2" x 11'3" (5.54 x 3.43)

Hardwood double glazed window with electric curtain, two electric storage heaters, television point and door to kitchen.

### Kitchen

7'9" x 3'2" (2.36 x 0.97)

Hardwood double glazed window, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbing for washing machine and tiled effect laminate flooring.

### Bedroom One

12'2" x 9'0" (3.71 x 2.74)

Hardwood double glazed window, electric storage heater, built-in dressing table, fitted wardrobe and television point.

### Bedroom Two

7'10" x 8'3" (2.39 x 2.51)

Hardwood double glazed window and electric storage heater.

### Bathroom

7'10" x 6'2" (2.39 x 1.88)

Panel bath with mixer tap and overhead electric feed shower shower, pedestal wash basin with traditional taps, low base WC, tiled elevations and tiled effect laminate flooring.

### External

Communal parking.

