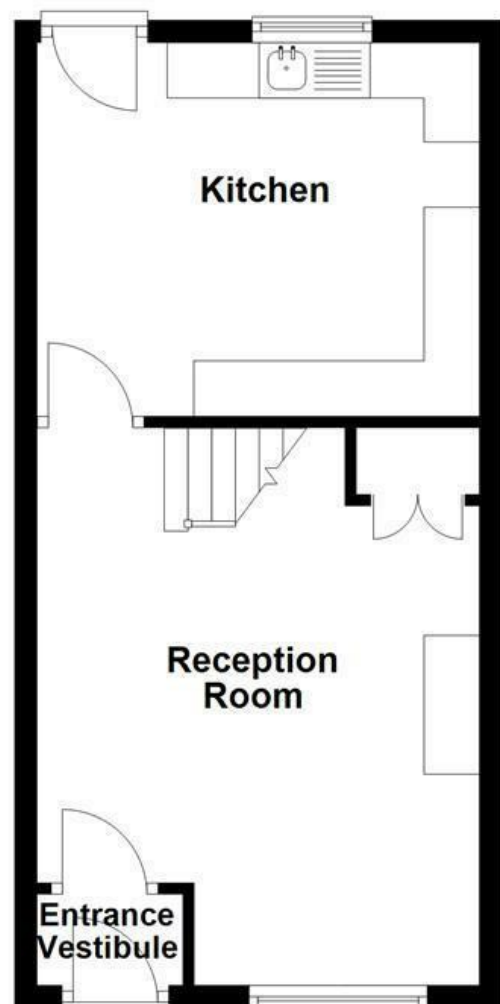
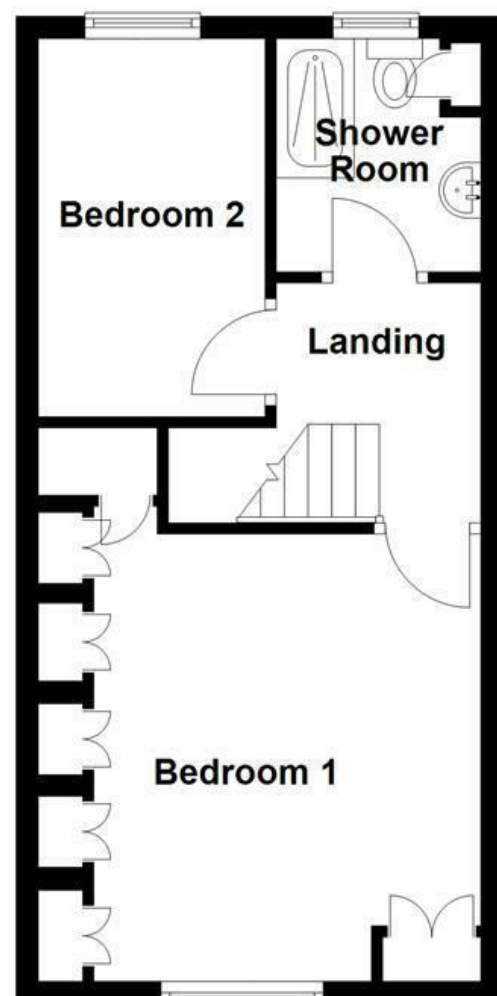


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

## Partington Lane, Swinton, M27 0WN

### Offers Over £150,000

SPACIOUS HOME WITH GREAT POTENTIAL FOR DEVELOPMENT

Welcome to this charming property located on Partington Lane in the heart of Swinton, Manchester. This delightful house boasts a spacious kitchen, ideal for whipping up culinary delights, and a large reception room perfect for entertaining guests or simply relaxing with loved ones.

With two cosy bedrooms and a well-appointed bathroom, this property offers comfort and convenience. The easy access to local amenities ensures that everything you need is just a stone's throw away, making daily errands a breeze.

What truly sets this property apart is its great potential for development. Whether you're a first-time buyer looking to make your mark on a new home or an investor seeking a promising opportunity, this house offers endless possibilities to create the space of your dreams.

Don't miss out on the chance to own a property with such versatility and charm. Contact us today to arrange a viewing and take the first step towards making this house your new home.

# Partington Lane, Swinton, M27 0WN

## Offers Over £150,000



- Mid Terraced Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Shower Room/Wetroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band: A

### Ground Floor

#### Vestibule

4'4 x 2'8 (1.32m x 0.81m)

UPVC double glazed entrance door, laminate floor and door to reception room.

#### Reception Room

16'6 x 13'1 (5.03m x 3.99m)

UPVC double glazed window, central heating radiator, coving, stone fireplace with brick surround, storage cupboard, under stairs storage, stairs to first floor and hardwood glazed door to kitchen.

#### Kitchen

13'2 x 11'1 (4.01m x 3.38m)

UPVC double glazed window, central heating radiator, coving, wall and base units, laminate worktops, space for freestanding cooker, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, laminate flooring and door to rear.

### First Floor

#### Landing

6'10 x 6'1 (2.08m x 1.85m)

Smoke detector and doors to two bedrooms and shower room.

#### Bedroom One

13'3 x 12'11 (4.04m x 3.94m)

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

#### Bedroom Two

11'2 x 6'9 (3.40m x 2.06m)

UPVC double glazed window and central heating radiator.

#### Shower Room

6'11 x 5'10 (2.11m x 1.78m)

UPVC double glazed frosted window, low level WC, pedestal wash basin with traditional taps, electric feed shower, extractor fan, storage, tiled elevation and vinyl flooring.

### External

#### Front

Paved courtyard.

#### Rear

Enclosed paved yard and stone chip raised beds.

