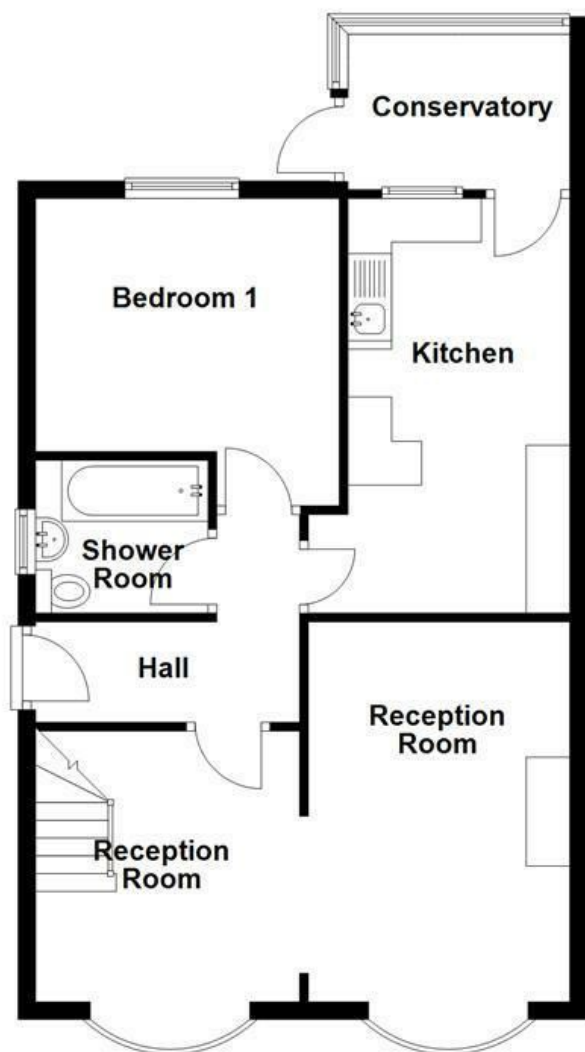
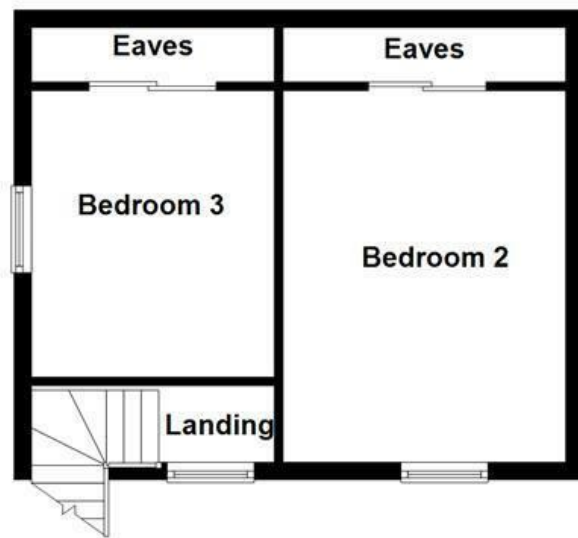



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Moss Bank Road, Swinton, M27 9UJ

### Offers Over £260,000

SEMI DETACHED DORMER BUNGALOW ON SPACIOUS PLOT

Welcome to Moss Bank Road, Swinton, Manchester - a delightful location for this charming house that could be your next family home. This property boasts a spacious interior, perfect for accommodating your loved ones and creating lasting memories.

Nestled on a large plot, this house offers ample space for potential extensions or outdoor activities, allowing you to tailor the property to your liking. The quiet residential estate provides a peaceful and secure environment for you and your family to enjoy.

Convenience is key with this property, as it offers easy access to a variety of local amenities. Whether you need to run errands, grab a bite to eat, or simply enjoy a day out, everything you need is just a stone's throw away.

The driveway allows parking for numerous vehicles and lead to the garage.

Don't miss out on the opportunity to make this house your own and create a warm and welcoming space for your family to thrive. Moss Bank Road is calling - will you answer?



# Moss Bank Road, Swinton, M27 9UJ

## Offers Over £260,000

 3  1  2  D

- Semi Detached Dormer Bungalow
  - Fitted Kitchen
  - Off Road Parking (Numerous Cars) And Garage
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Shower Room
  - Leasehold
- Two Reception Rooms
  - Spacious Rear Garden
  - Council Tax Band: C

### Ground Floor

#### Hall

9'5 x 9'2 (2.87m x 2.79m)  
UPVC double glazed entrance door, central heating radiator and doors to reception room, kitchen, bedroom and shower room.

#### Reception Room One

10'2 x 9'5 (3.10m x 2.87m)  
UPVC double glazed bow window, central heating radiator, coving, stairs to first floor and open access to reception room two.

#### Reception Room Two

17'10 x 10'5 (5.44m x 3.18m)  
UPVC double glazed bow window, central heating radiator, coving, gas fire with granite hearth and surround and TV point.

#### Kitchen

15'7 x 8' (4.75m x 2.44m)  
Hardwood single glazed window, wood effect wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated fridge freezer, tile effect flooring and door to conservatory.

#### Conservatory

8'2 x 5'8 (2.49m x 1.73m)  
Hardwood single glazed windows, laminate flooring and door to rear.

#### Bedroom One

11'5 x 10'2 (3.48m x 3.10m)  
UPVC double glazed window and central heating radiator.

#### Shower Room

7'3 x 5'4 (2.21m x 1.63m)  
UPVC double glazed frosted window, central heated towel rail, coving, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric shower in single enclosure, PVC clad elevations and wood effect flooring.

### First Floor

#### Landing

6'7 x 3' (2.01m x 0.91m)  
UPVC double glazed window and doors to two bedrooms.

#### Bedroom Two

14' x 9'10 (4.27m x 3.00m)  
UPVC double glazed window, central heating radiator and eaves storage.

#### Bedroom Three

10'8 x 9'10 (3.25m x 3.00m)  
UPVC double glazed window, central heating radiator and eaves storage.

### External

### Front

Laid to lawn garden, mature shrubs and concrete drive for off road parking for numerous cars which leads to garage.

### Rear

Paved patio, laid to lawn, raised bedding areas, mature hedges, trees and access to garage.

### NEED A MORTGAGE?

We'll look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

Call today to find out more!

Your home may be repossessed if you do not keep up repayments on your mortgage



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