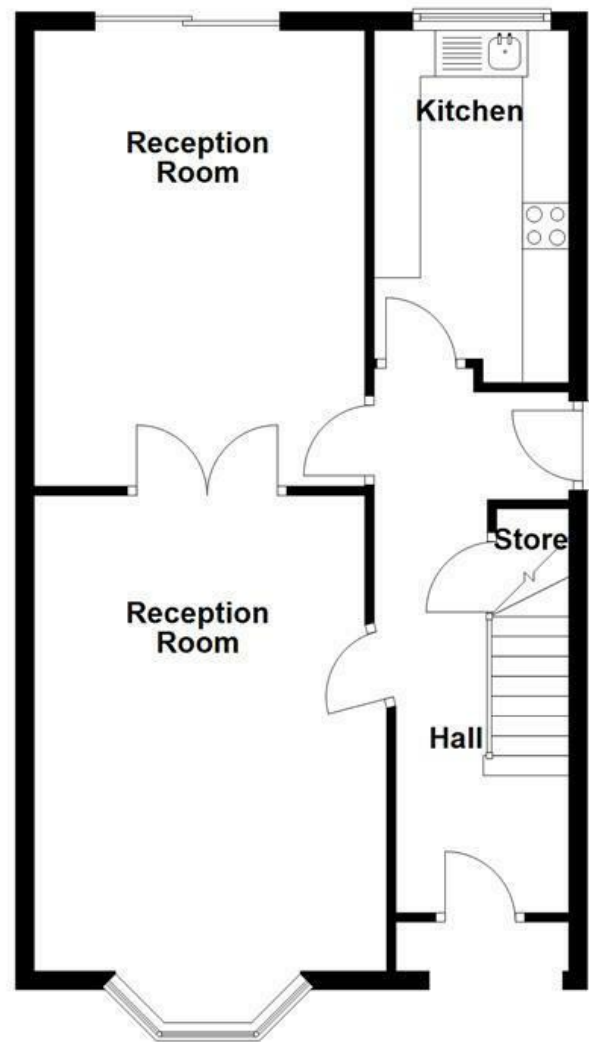
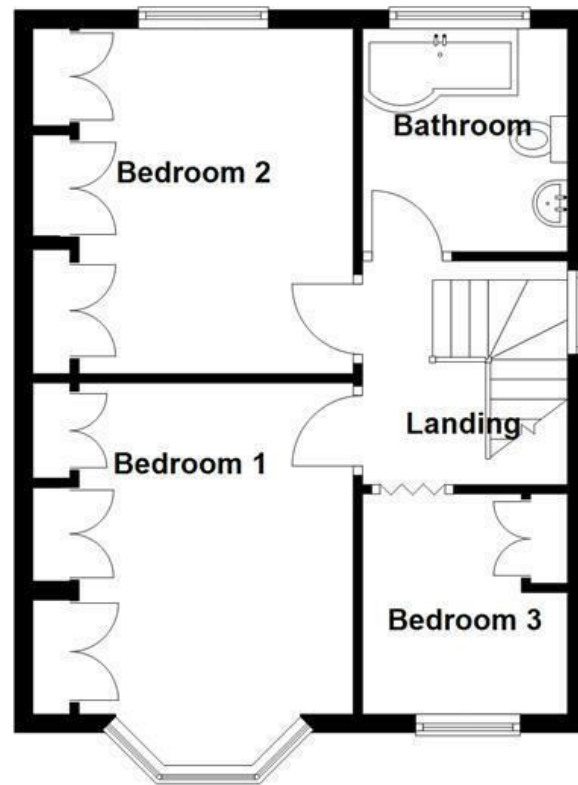


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rake Lane, Swinton, M27 8RF

### Offers Over £280,000

SPACIOUS FAMILY HOME WITH SPACIOUS PLOT

Nestled on Rake Lane in the charming area of Swinton, Manchester, this spacious family home offers an ideal setting for those seeking comfort and convenience. With its generous layout, the property is perfect for families looking to create lasting memories together.

The house boasts a large plot, providing ample outdoor space for children to play and for adults to enjoy gardening or entertaining. The spacious driveway ensures that parking is never a concern, making it easy for family and friends to visit.

One of the standout features of this property is its easy access to local amenities. Residents will find a variety of shops, schools, and recreational facilities just a short distance away, making daily life both convenient and enjoyable.

With its combination of space, location, and potential, this property is truly a gem in the heart of Swinton. Whether you are looking to settle down or invest in a family-friendly environment, this house is an opportunity not to be missed.



Rake Lane, Swinton, M27 8RF  
Offers Over £280,000

 3  1  2  D

- An Enviably Detached Property
  - Perfect Family Homes
  - Off Road Parking
  - Tenure Leasehold
- Three Bedrooms
  - Enviably Gardens
  - Council Tax Band C
- Two Living Areas
  - Detached Double Garage
  - EPC Rating C

Ground Floor

Entrance

UPVC double glazed door to the hallway.

Hallway

18'6 x 7'8 (5.64m x 2.34m)

Central heating radiator, coving, picture rail, dado rail, under stairs storage cupboard, doors to two reception rooms and reception room, UPVC double glazed door to the rear and staircase to the first floor.

Reception Room One

18'11 x 12'6 (5.77m x 3.81m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, dado rail, gas fire with granite effect hearth and surround and wood effect mantle, television point, door to reception room two.

Reception Room Two

16'2 x 11'5 (4.93m x 3.48m)

Central heating radiator, dado rail, wood effect laminate flooring, UPVC double glazed sliding door to the rear.

Kitchen

13'7 x 6'11 (4.14m x 2.11m)

UPVC double glazed window, a range of white wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge and freezer, plumbing for washing machine and dishwasher, spotlights, tiled flooring.

First Floor

Landing

7'10 x 6'11 (2.39m x 2.11m)

UPVC double glazed frosted window, picture rail, dado rail, doors to three bedrooms and bathroom.

Bedroom One

13'5 x 11'5 (4.09m x 3.48m)

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

Bedroom Two

12'3 x 11'5 (3.73m x 3.48m)

UPVC double glazed window, central heating radiator, dado rail, fitted wardrobes.

Bedroom Three

7'11 x 6'11 (2.41m x 2.11m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

Bathroom

7'11 x 6'11 (2.41m x 2.11m)

UPBV double glazed frosted window, central heating radiator, a three piece suite comprising of an L shaped panelled bath with direct feed rainfall shower head, rinse head and mixer tap, dual flush WVC, vanity top wash basin with mixer tap, tiled elevations, PVC panelled elevations to the ceiling, spotlights, slate effect vinyl flooring.

External

Front

Ample concrete imprinted off road parking with access to detached double garage.

Rear

Laid to lawn garden with imprinted concrete, stone chip bedding and access to the detached double garage.



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