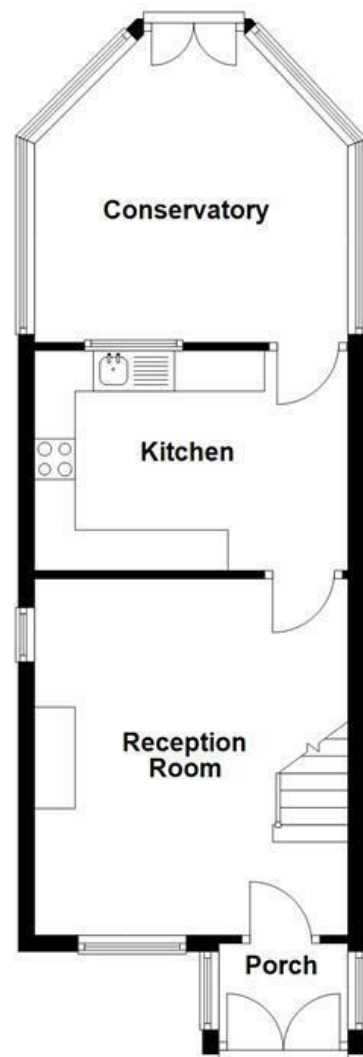


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

The Gateways, Swinton, M27 6LA

Offers Over £210,000

AMAZING CORNER PLOT - PERFECT FOR A FIRST TIME BUYER OR SOMEBODY SEEKING TO DOWNSIZE

Nestled in the tranquil surroundings of The Gateways, Swinton, Manchester, this amazing semi-detached home presents an exceptional opportunity for those seeking a comfortable and inviting residence. The property is situated on a desirable corner plot within a peaceful estate, ensuring a serene living environment away from the hustle and bustle of city life.

Upon entering, one is greeted by a home that is in great condition both inside and out. The well-maintained interiors make it ideal for small families or individuals. The layout is thoughtfully designed, allowing for a seamless flow between living areas, which enhances the overall sense of comfort and functionality.

The exterior of the property complements its interior charm, with a well-kept garden that offers a perfect spot for relaxation or outdoor activities. The corner plot provides additional privacy and space, making it an attractive feature for those who enjoy gardening or simply wish to enjoy the outdoors.

This home is not only a delightful place to live but also benefits from its location in Swinton, which offers a range of local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to settle down or invest in a property that promises both comfort and convenience, this semi-detached house is a remarkable choice. Do not miss the chance to make this lovely home your own.

The Gateways, Swinton, M27 6LA

Offers Over £210,000

 2  2  1  D

- Semi Detached Property
 - Inviting Reception Room
 - Off Road Parking
 - EPC Rating: D
- Two Bedrooms
 - Fitted Kitchen
 - Freehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Porch

5'3 x 3'10 (1.60m x 1.17m)

Hardwood glazed leaded entrance door, hardwood glazed leaded windows, part wood panel elevation, wood effect flooring and UPVC double glazed door to reception room.

Reception Room

14'5 x 12'8 (4.39m x 3.86m)

Two hardwood single glazed leaded windows, central heating radiator, coving, dado rail, gas fire, granite hearth and surround, wood mantle, wood effect flooring and door to kitchen.

Kitchen

12'7 x 8'11 (3.84m x 2.72m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, tiled floor and UPVC double glazed door to conservatory.

Conservatory

12'10 x 12'5 (3.91m x 3.78m)

UPVC double glazed windows, two storage heaters, ceiling fan, laminate floor and UPVC double glazed French doors to rear.

First Floor

Landing

7'8 x 7'2 (2.34m x 2.18m)

Storage cupboard and doors to two bedrooms and bathroom.

Bedroom One

12'8 x 10'3 (3.86m x 3.12m)

Two Hardwood single glazed leaded windows, central heating radiator, storage cupboard and door to en suite.

En Suite

4'9 x 4'7 (1.45m x 1.40m)

Hardwood single glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric shower in single enclosure, part tiled elevation and tiled floor.

Bedroom Two

8'2 x 7'6 (2.49m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 4'9 (2.51m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel Jacuzzi bath with mixer tap and direct feed shower over, illuminated mirror, part tiled elevation and vinyl flooring.

External

Front

Stone chips, mature shrubs and tarmac drive.

Rear

Enclosed paved yard, timber shed and gated access to front.

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.



Tel: 01617939622

www.keenans-estateagents.co.uk