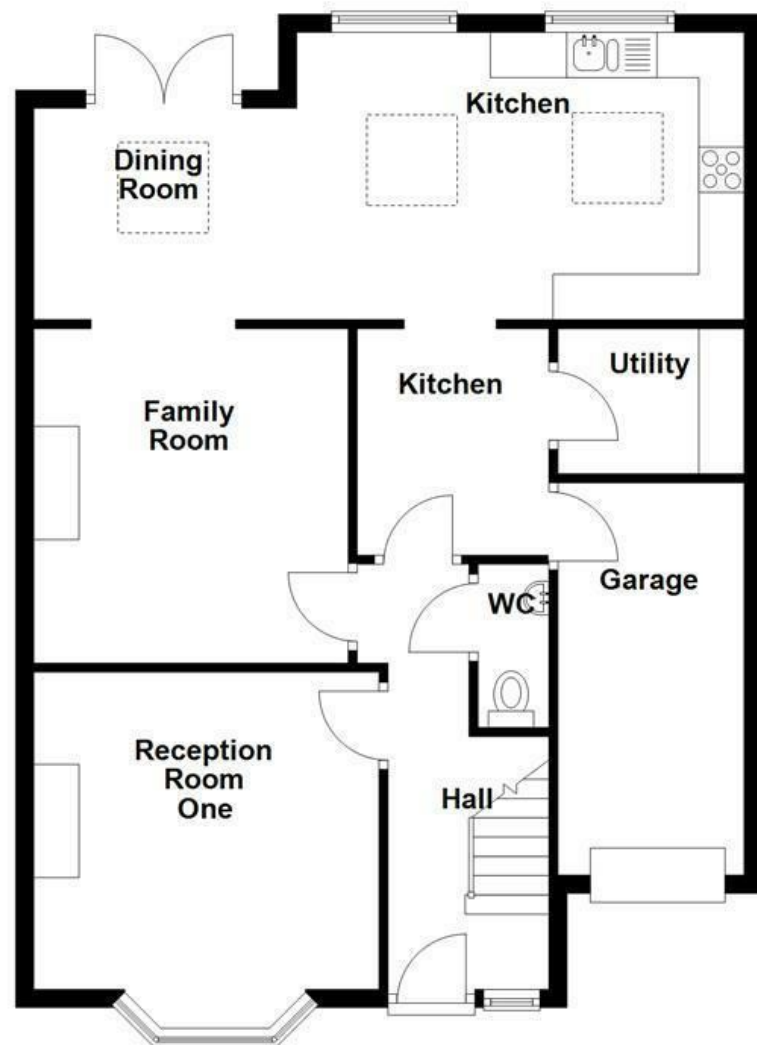
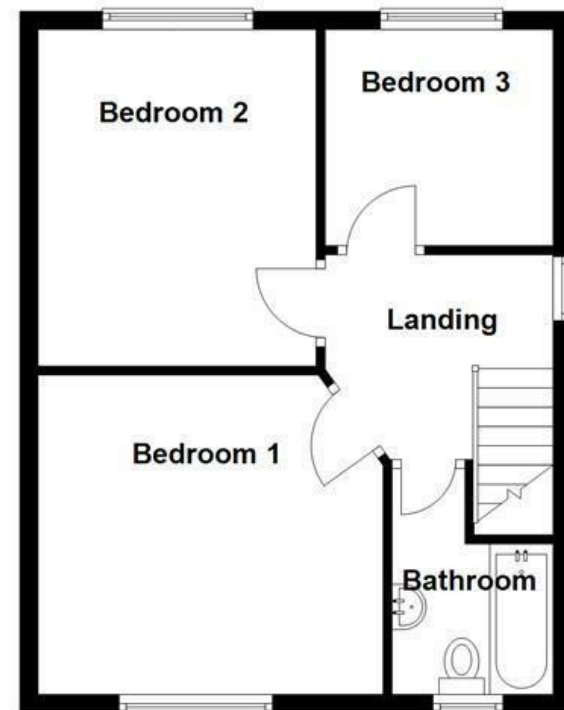


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Allenby Road, Swinton, M27 0ES

Offers Over £350,000

A GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Situated on Allenby Road in Swinton, Manchester, this delightful three bedroom semi detached family home offers a perfect blend of comfort and style. The property is deceptively spacious, featuring three well appointed reception rooms that provide ample space for relaxation and entertainment. The highlight of this home is undoubtedly the stunning open plan kitchen, dining, and family room, which creates a warm and inviting atmosphere for family gatherings and social occasions.

The low maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep, making it an ideal choice for a growing family. The property is situated in a popular and convenient area of Swinton, providing easy access to local amenities, within walking distance to Broadoak Primary School, and parks, which are perfect for family outings.

This home is not just a place to live; it is a sanctuary where cherished memories can be made. With its spacious layout and modern features, it is the perfect setting for those seeking their dream family home. Don't miss the opportunity to make this lovely property your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Allenby Road, Swinton, M27 0ES
Offers Over £350,000

 3  1  3  D

- Tenure Freehold
 - Off Road Parking With Access To A Garage
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Abundance Of Indoor And Outdoor Space
 - Ideal Family Home
- EPC Rating D
 - Semi Detached Property
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood double glazed leaded stained glass frosted door to hall.

Hall

15'5 x 5'10 (4.70m x 1.78m)
Central heating radiator, UPVC double glazed window, wood laminate flooring, stairs to first floor, doors to reception room one, reception room two, kitchenhallway and WC.

Reception Room One

13'3 x 12'6 (4.04m x 3.81m)
UPVC double glazed bay window, central heating radiator and two feature wall lights.

Kitchen Hallway

9'6 x 6'6 (2.90m x 1.98m)
Central heating radiator, wood laminate flooring, space for American fridge freezer, doors to utility, garage and open to kitchen.

Kitchen

13'8 x 10'5 (4.17m x 3.18m)
Two UPVC double glazed windows, two Velux windows, central heating radiator, range of wall and base units, laminate work tops, Beko range cooker with five ring gas hob, extractor hood, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated dishwasher, spotlights, wood laminate flooring and open access to dining room.

Dining Room

9'3 x 7'9 (2.82m x 2.36m)
Central heating radiator, Velux window, spotlights, wood laminate flooring, open access to family room and UPVC double glazed French doors to rear.

Family Room

12'1 x 11'3 (3.68m x 3.43m)
Central heating radiator, electric log burning stove, television point and wood laminate flooring.

Utility Room

7'3 x 5'3 (2.21m x 1.60m)
Central heating radiator, wall mounted Baxi boiler, plumbed for washing machine and dryer, laminate work top, and wood effect flooring.

Garage

14'3 x 7'5 (4.34m x 2.26m)
Up and over door.

WC

5'11 x 2'7 (1.80m x 0.79m)
Dual flush WC, wall mounted wash basin with mixer tap, wood laminate flooring and extractor fan.

First Floor

Landing

9'2 x 8'5 (2.79m x 2.57m)
UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'6 x 11'7 (3.81m x 3.53m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'1 x 10' (3.68m x 3.05m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 8' (3.00m x 2.44m)
UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 5'11 (2.49m x 1.80m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, part tiled elevation, wood effect flooring and extractor fan.

External

Rear

Artificial grass and paving.

Front

Slate chippings and block paved driveway for off road parking.

