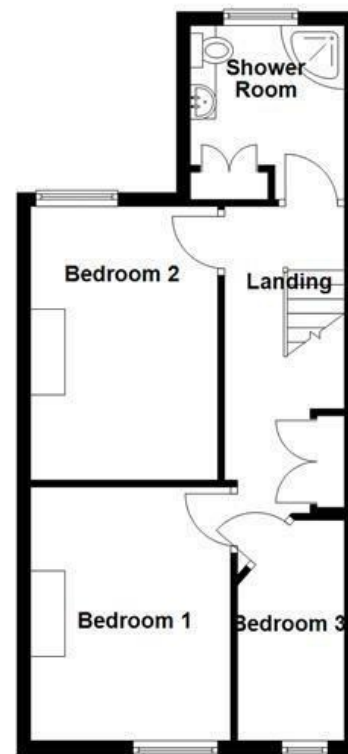


Ground Floor



First Floor



Ringlow Park Road, Swinton, M27 0HB

Offers Over £270,000

MID TERRACE HOME WITH SPACIOUS REAR GARDEN

Situated on Ringlow Park Road in Swinton, Manchester, this spacious mid terrace property is a delightful find for those seeking a home with character and potential. Boasting two generously sized double bedrooms, this residence offers ample space for relaxation and personalisation. The modern three piece shower room adds a contemporary touch, ensuring convenience for everyday living.

While the property may require some modernisation, it presents an excellent opportunity to create a fantastic home tailored to your tastes. The rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or entertaining guests. Additionally, the detached garage offers valuable storage or the potential for a workshop, enhancing the practicality of this charming abode.

With its inviting atmosphere and promising features, this mid terrace house is an ideal choice for first time buyers or those looking to invest in a property with great potential. Embrace the opportunity to transform this house into your dream home in a desirable location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  D

- Tenure Freehold
- On Street Parking
- Bursting With Potential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Ample Rear Garden Space
- Ideal First Time Buy Or Investment Opportunity
- EPC Rating D
- Viewing Essential
- Fitted Kitchen And Three Piece Shower Room

Ground Floor

Entrance

UPVC double glazed stained glass door to vestibule.

Vedstibule

4'5 x 3'1 (1.35m x 0.94m)

Hard wood door to hall.

Hall

3' x 10'9 (0.91m x 3.28m)

Central heating radiator, corbel, door to reception room two and stairs to first floor.

Reception Room Two

13'1 x 11'8 (3.99m x 3.56m)

UPVC double glazed window, central heating radiator, picture rail, feature wall light, door to kitchen, under stairs storage and open access to reception room one.

Reception Room One

12'2 x 11'3 (3.71m x 3.43m)

UPVC double glazed window, central heating radiator, coving, picture rail, two feature wall lights, television point and gas fire with decorative surround.

Kitchen

17'5 x 7'6 (5.31m x 2.29m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, ceramic one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring gas hob, space for microwave, plumbed for washing machine, space for fridge freezer, PVC panelling to ceiling, spotlights, smoke alarm and door to utility.

Utility

8'2 x 6'6 (2.49m x 1.98m)

Central heating radiator, doors to rear garden and WC.

WC

5'7 x 2'11 (1.70m x 0.89m)

Dual flush WC and wash basin.

First Floor

Landing

13'1 x 5'3 (3.99m x 1.60m)

Two feature wall lights, doors to three bedrooms and shower room.

Bedroom One

12'2 x 9'8 (3.71m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'1 x 9'1 (3.99m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'7 x 4'9 (3.23m x 1.45m)

UPVC double glazed window and central heating radiator.

Shower Room

8'3 x 7'9 (2.51m x 2.36m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, enclosed corner direct feed shower, tiled elevation and tiled effect flooring.

External

Front

Enclosed courtyard garden with bedding areas, mature shrubs and trees.

Rear

Laid to lawn garden, bedding area, mature shrubs and paved area.



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