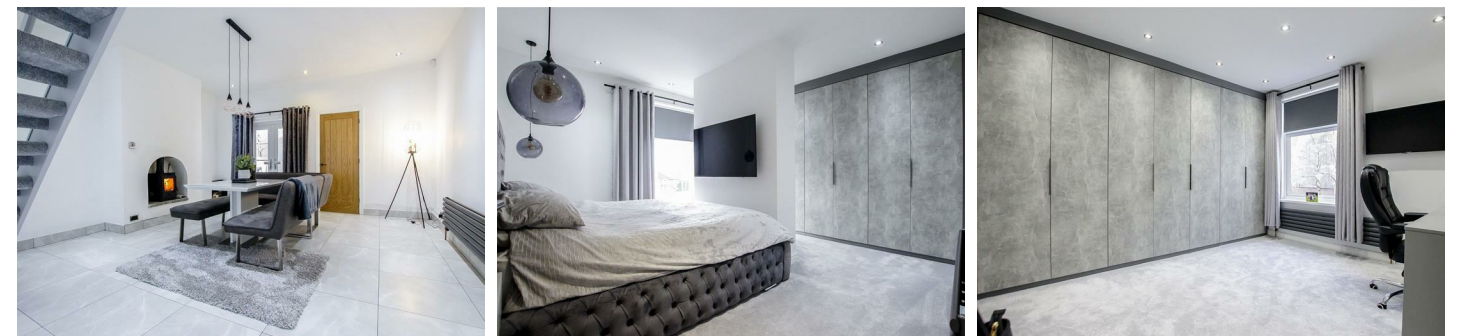




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Swinton Hall Road, Manchester, M27 4UB

Offers Over £220,000

AN IMMACULATE TWO BEDROOM TERRACE WITH GARDEN AND OFF-ROAD PARKING

Having undergone a full renovation with a high quality and stylish finish, this impressive two bedroom terraced property is being proudly welcomed to the market in a highly desired area of Swinton. Boasting spacious rooms throughout, a stunning open plan living area and modern fixtures and fittings, this property is the perfect home for a couple or a small family! Situated conveniently close to schools, local amenities, bus routes and major motorway links. the property comprises briefly; an entrance vestibule provides access through to a spacious reception room. The reception room opens up to the second reception room with an open staircase in between which leads to the first floor. The second reception room has French doors lead to the rear garden and an Oak door leads to a stunning glossy fitted kitchen. The first floor landing has doors to two double bedrooms, both fitted with stunning floor to ceiling wardrobes, and a modern three piece bathroom suite.

Externally there is a laid to lawn garden with decking to the rear and off-road parking to the front of the property.

For further information, or to arrange a viewing, please contact our Swinton office at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(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.

Swinton Hall Road, Manchester, M27 4UB
Offers Over £220,000

 2  1  2  C

- Stunning Mid Terrace Property
- Open Plan Living
- Driveway
- Two Bedrooms
- Modern Kitchen
- Laid To Lawn Garden With Decking
- Immaculate Interior
- Three Piece Bathroom
- Must Be Viewed

Ground Floor

Entrance

UPVC double glazed door leading into the vestibule

Vestibule

3'9 x 3'5 (1.14m x 1.04m)

Spotlights, tiled flooring and an Oak door leads into reception room one.

Reception Room One

14'11 x 14'2 (4.55m x 4.32m)

UPVC double glazed window, central heating radiator, fitted alcove storage, spotlights, marble tiled flooring and an opening to reception room two.

Reception Room Two

14'11 x 13'2 (4.55m x 4.01m)

Central heating radiator, cast iron multi-fuel burner, spotlights, marble tiled flooring, open staircase leads to the first floor, UPVC double glazed French doors lead to the rear and an Oak door leads to the kitchen.

Kitchen

9'5 x 6'9 (2.87m x 2.06m)

UPVC double glazed window, a range of white wall and base units, compact laminate work surfaces and splash-backs, composite sink, drainer and high spout mixer tap, integrated electric oven, four ring gas hob, extractor hood, integrated fridge freezer, boiler enclosed, integrated microwave, spotlights and marble tiled flooring.

First Floor

Landing

16'6 x 2'9 (5.03m x 0.84m)

Loft access, spotlights, and Oak doors lead to the bathroom and to two bedrooms.

Bedroom One

14'11 x 13'6 (4.55m x 4.11m)

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

Bedroom Two

13'3 x 11'11 (4.04m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point and a fitted desk.

Bathroom

9'5 x 6'10 (2.87m x 2.08m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: a P shaped panelled bath with direct feed rainfall shower, pedestal wash basin with mixer tap, dual flush WC, part-tiled elevations, fitted linen cupboard, spotlights and vinyl effect flooring.

External

Front

A driveway providing off-road parking.

Rear

A laid to lawn garden with decking.

