



Deans Road, Swinton, M27 0JB

£160,000

A FANTASTIC INVESTMENT OPPORTUNITY

Offering spacious rooms and have once been used as two separate flats, this fantastic mid terraced property is a versatile space which is being proudly welcomed to the market in the desirable location of Swinton. Having been opened up to allow for renovation into a fantastic family home, this property has a wide range of opportunities and is a complete blank canvas truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Salford, Manchester and major motorway links. With two kitchen areas, two living areas and being in a convenient location, this property, once updated, would make the perfect home or rental investment truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a shower room and kitchen area which guides you on to a second living area which is currently being used as a bedroom. The shower room houses a staircase down to the cellar. The lower ground floor provides access on to a fantastic cellar space and WC. The first floor comprises of doors on to an open plan kitchen/living space, double bedroom and bathroom. The open plan kitchen living space could easily be converted into a fantastic double bedroom. Externally there is an enclosed yard to the rear and courtyard to the front.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	84
(81-91) B		
(69-80) C		
(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

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- Mid Terraced Property
 - Currently Split Into Two Self Contained Apartment
 - Freehold
- Two Reception Rooms
 - Potential to Revert Back to One Property
 - Council Tax Band: A
- Two Bedrooms
 - Enclosed Rear Yard
 - EPC Rating: TBC

Ground Floor

Hall

14'3 x 3'6 (4.34m x 1.07m)
Hardwood entrance door, central heating radiator, cornice coving, corbels, stairs to first floor and door to reception room one.

Reception Room One

14'8 x 11'6 (4.47m x 3.51m)
UPVC double glazed window, storage heater, laminate wall and base units, wood effect worktops, open access to kitchen and door to shower room.

Kitchen

10'2 x 4' (3.10m x 1.22m)
Cornice coving, wood effect worktops, stainless steel sink with mixer tap, space for fridge freezer, extractor hood and sliding door to bedroom one.

Bedroom One

9'1 x 7'5 (2.77m x 2.26m)
UPVC double glazed bay window, storage heater and cornice coving.

Shower Room

12'1 x 7'3 (3.68m x 2.21m)
UPVC double glazed frosted window, direct feed shower enclosure, tiled floor, stairs to lower ground floor and door to rear.

Lower Ground Floor

Cellar Room One

13'7 x 11'9 (4.14m x 3.58m)
UPVC double glazed window and door to WC.

WC

7'11 x 2'10 (2.41m x 0.86m)
Dual flush WC, vanity top wash basin with traditional taps and laminate floor.

First Floor

Landing

13' x 4'7 (3.96m x 1.40m)
Doors to reception room, bedroom and bathroom.

Open Plan Reception Room

14'6 x 12' (4.42m x 3.66m)
Two UPVC double glazed windows, central heating radiator, cast iron fireplace, mix of wall and base units, laminate worktops, composite sink with draining board and mixer tap, space for cooker, space for fridge freezer, part tiled elevations and part vinyl flooring.

Bedroom Two

13'4 x 9'8 (4.06m x 2.95m)
UPVC double glazed window, central heating radiator and cast iron feature fireplace.

Bathroom

8'9 x 6'11 (2.67m x 2.11m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional tap and electric feed shower over, storage, tiled elevations and vinyl flooring.

External

Front

Courtyard

Rear

Enclosed yard, storage shed and gated access to rear street.

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