


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

Deacon Avenue, Manchester, M27 6AR

£210,000

AN ENVIABLE SEMI DETACHED PROPERTY

Having been presented and maintained to the highest standard throughout with gardens to both the front and the rear, three generously sized bedrooms and being a complete blank canvas, this enviable semi detached property is being proudly welcomed to the market in the desirable location of Swinton. Offering spacious rooms, neutral decoration and no chain delay, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With potential for off road parking, modern kitchen and situated within a convenient location, this property is the perfect family home ready to move straight into!

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The kitchen leads on to a hallway which guides you through to a WC and out to the rear. The first floor comprises of doors on to three sizeable bedrooms and a bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and mature shrubs. To the front there is a garden with paving and slate chippings.

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

Deacon Avenue, Manchester, M27 6AR

£210,000

 3  1  1  D

- Tenure Freehold
 - On Street Parking
 - No Chain Delay
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Viewing Essential
 - Ample Garden Space
- EPC Rating D
 - Ideal Family Home
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

9'5 x 6'8 (2.87m x 2.03m)

UPVC double glazed window, central heating radiator, smoke alarm, under stairs storage, tiled floor, oak door to reception room, kitchen and stairs to first floor.

Reception Room

16' x 12'7 (4.88m x 3.84m)

Two UPVC double glazed window, central heating radiator, wood panel elevation and oak door to storage room.

Storage Room

4'7 x 3'6 (1.40m x 1.07m)

UPVC double glazed frosted window and Worcester boiler.

Kitchen

12'9 x 8'1 (3.89m x 2.46m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, marble effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob, space for fridge freezer, space for washing machine, tiled floor and oak door to inner hall.

Inner Hall

2'11 x 2'5 (0.89m x 0.74m)

Tiled effect lino, oak doors to under stairs storage, WC and UPVC double glazed door to rear.

WC

5'6 x 2'5 (1.68m x 0.74m)

UPVC double glazed frosted window, low flush WC, tiled elevation and tiled effect lino flooring.

First Floor

Landing

14'4 x 2'7 (4.37m x 0.79m)

UPVC double glazed window, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

10'10 x 9'11 (3.30m x 3.02m)

UPVC double glazed window, central heating radiator and wood panel elevation.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11' x 6'7 (3.35m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath, tiled elevation, integrated linen cupboard and tiled effect lino flooring.

External

Rear

Laid to lawn garden with paving and mature shrubs.

Front

Slate chip garden with paving and mature shrubs.



Tel: 01617939622

www.keenans-estateagents.co.uk