



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.

Partington Lane, Swinton, M27 5RZ

Offers Over £230,000

AN EXCEPTIONAL TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decorations and modern fixtures and fittings, this enviable three bedroom terraced property is being proudly welcomed to the market in the desirable location of Swinton. With impressive loft room, which is currently being used as a fourth bedroom, open plan kitchen and living space and stylish interiors, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads openly on to a second reception room which leads openly on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units and high quality integrated appliances. The first floor comprises of doors on to three generously sized bedrooms, bathroom and staircase to the second floor. The second floor benefits from a fantastic loft room. Externally there is an enclosed yard to the rear with paving and decking areas and a courtyard to the front.

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

Partington Lane, Swinton, M27 5RZ
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 3  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Abundance Of Space
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Council Tax band B
 - Ideal Family Home
 - Easy Access To Major Network Links
- EPC Rating D
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance
Composite double glazed dfoor to vestibule.

Vestibule
5'10 x 3'2 (1.78m x 0.97m)
Coving, meter cupboard, wood effect laminate flooring and oak door to reception room one.

Reception Room One
14'5 x 13'1 (4.39m x 3.99m)
UPVC double glazed bay window, central heating radiator, coving, integrated alcove shelving, under stairs storage, television point and wood effect laminate flooring.

Reception Room Two
14'5 x 14'3 (4.39m x 4.34m)
Central heating radiator, smoke alarm, cast iron multi fuel burner, with stone hearth, wood effect laminate flooring, open to kitchen and UPVC double glazed French doors to rear.

Kitchen
10'11 x 8'4 (3.33m x 2.54m)
UPVC double glazed window, range of panel wall and base units, wood effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric double oven with four ring gas hob, extractor hood, integrated fridge freezer, Zanussi microwave, Miele bean to cup coffee machine, dish washer and washing machine, under unit lighting, spotlights, smoke alarm and tiled floor.

First Floor

Landing
15'6 x 5'2 (4.72m x 1.57m)
Spotlights, smoke alarm, oak doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One
17'5 x 8'8 (5.31m x 2.64m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two
13' x 8'8 (3.96m x 2.64m)
UPVC ddouble glazed bay window, central heating radiator and fitted wardrobe.

Bedroom Three
8'4 x 6'11 (2.54m x 2.11m)
UPVC double glazed frosted window, central heating radiator and fitted wardrobe.

Bathroom
8'9 x 8'3 (2.67m x 2.51m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap, overhead direct feed shower, tiled elevation, extractor fan and tiled floor.

Second Floor

Landing
9'6 x 3'7 (2.90m x 1.09m)
Velux window, integrated storage and door to loft room.

Loft Room
11'11 x 10'9 (3.63m x 3.28m)
Velux window, central heating radiator and spotlights.

External

Rear
Yard with decking and paving.

Front
Courtyard.

