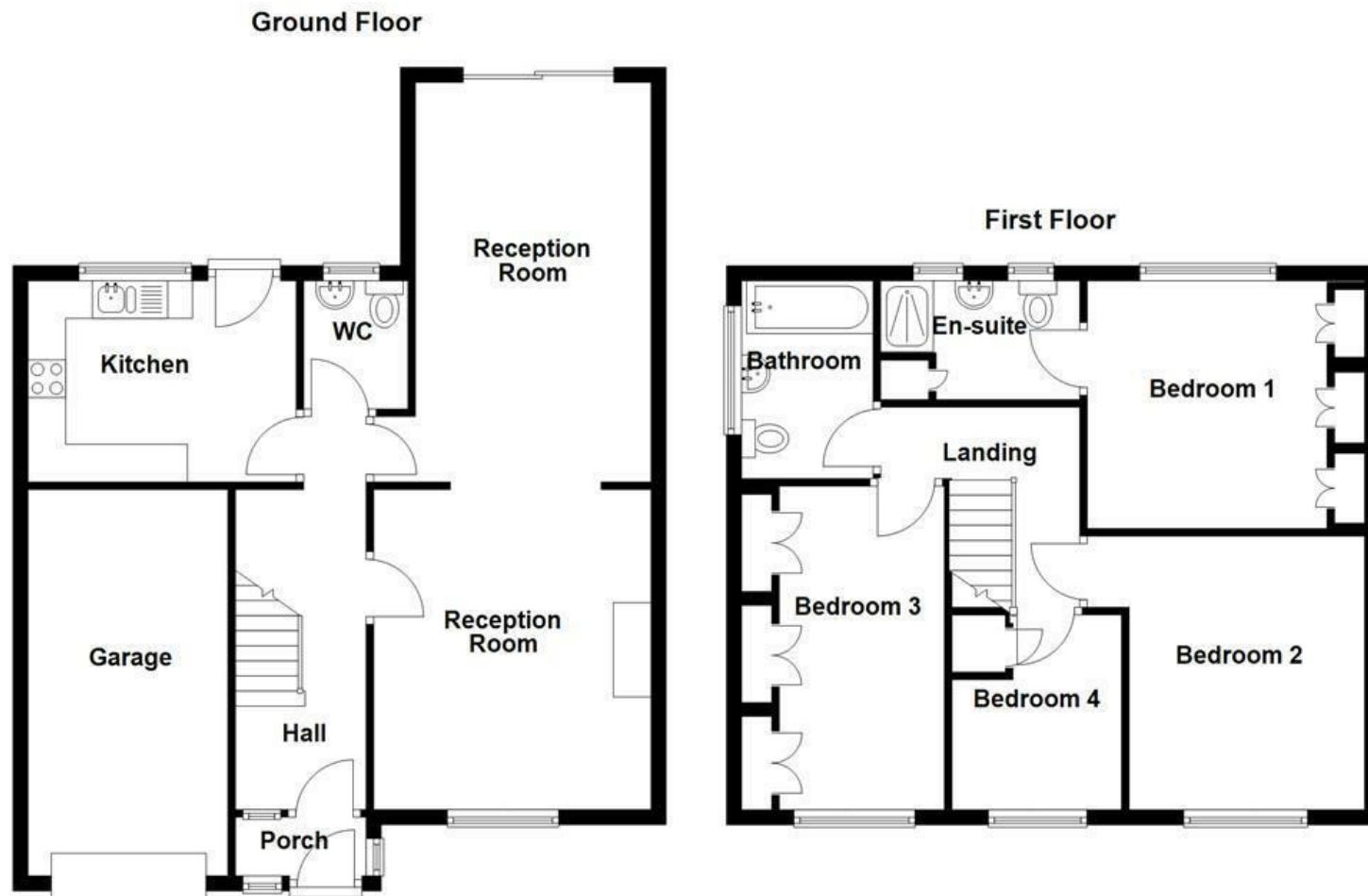




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

May Road, Swinton, M27 5FS

Offers Over £325,000

FOUR BEDROOM DETACHED HOME IN SWINTON

Nestled on the charming May Road in Swinton, Manchester, this house presents a wonderful opportunity for those looking to create their dream home. The property boasts a spacious reception room that flows effortlessly into the dining area, making it an ideal space for entertaining family and friends. The dining room offers delightful views of the rear enclosed garden, which is laid to lawn, providing a perfect setting for outdoor relaxation and activities.

For added convenience, the house features a downstairs WC, ensuring practicality for both residents and guests. The property comprises four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room, offering a private retreat for the homeowners.

It is important to note that the house requires significant renovation work, allowing the new owners to personalise and enhance the space to their liking. This property is perfect for those with a vision and the desire to invest in a home that can be transformed into a stunning residence. With its desirable location and ample living space, this house is a promising prospect for families or individuals looking to settle in the vibrant area of Swinton.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

May Road, Swinton, M27 5FS

Offers Over £325,000

 4  2  2  D

- Detached Property
- Two Reception Roroms
- Off Road Parking And Garage
- EPC Rating: D
- Four Bedrooms
- Fitted Kitchen
- Tenure: Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: E

Ground Floor

Porch

5'3 x 2'7 (1.60m x 0.79m)

Hardwood leaded single glazed entrance door, hardwood leaded double glazed window, tile effect floor and door to hall.

Hall

13'11 x 5'8 (4.24m x 1.73m)

Central heating radiator, stairs to first floor and doors to two reception rooms, kitchen and WC.

Reception Room One

13'11 x 12'1 (4.24m x 3.68m)

Hardwood leaded double glazed window, central heating radiator, coving, electric fire, stone hearth and open access to reception room two.

Reception Room Two

17'5 x 10'3 (5.31m x 3.12m)

Hardwood leaded double glazed window, central heating radiator, coving and UPVC double glazed sliding door to rear.

Kitchen

11'8 x 8'9 (3.56m x 2.67m)

Hardwood leaded double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four burner gas hob, extractor hood, stainless steel splash back, boiler, plumbing for washing machine, space for fridge freezer, tile effect flooring and UPVC double glazed door to rear.

WC

5'7 x 4'6 (1.70m x 1.37m)

Hardwood leaded double glazed window, central heating radiator, low flush WC, wall mounted wash basin with traditional taps, part tiled elevation and vinyl flooring.

First Floor

Landing

Loft access, store cupboard and doors to four bedrooms and bathroom.

Bedroom One

12' x 10'10 (3.66m x 3.30m)

Hardwood leaded double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'4 x 5'2 (1.63m x 1.57m)

Two hardwood leaded double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in double enclosure, tiled elevation and tile effect floor.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

Hardwood leaded double glazed window and central heating radiator.

Bedroom Three

14'1 x 8'9 (4.29m x 2.67m)

Hardwood leaded double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

8'6 x 7'9 (2.59m x 2.36m)

Hardwood leaded double glazed window, central heating radiator and over stairs storage.

Bathroom

8'9 x 5'9 (2.67m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer taps and rinse head, part tiled elevation and vinyl flooring.

External

Front

Laid to lawn garden and paved drive leading to garage.

Garage

16'10 x 8'8 (5.13m x 2.64m)

Up and over door.

Rear

Enclosed laid to lawn garden and mature shrubs.



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