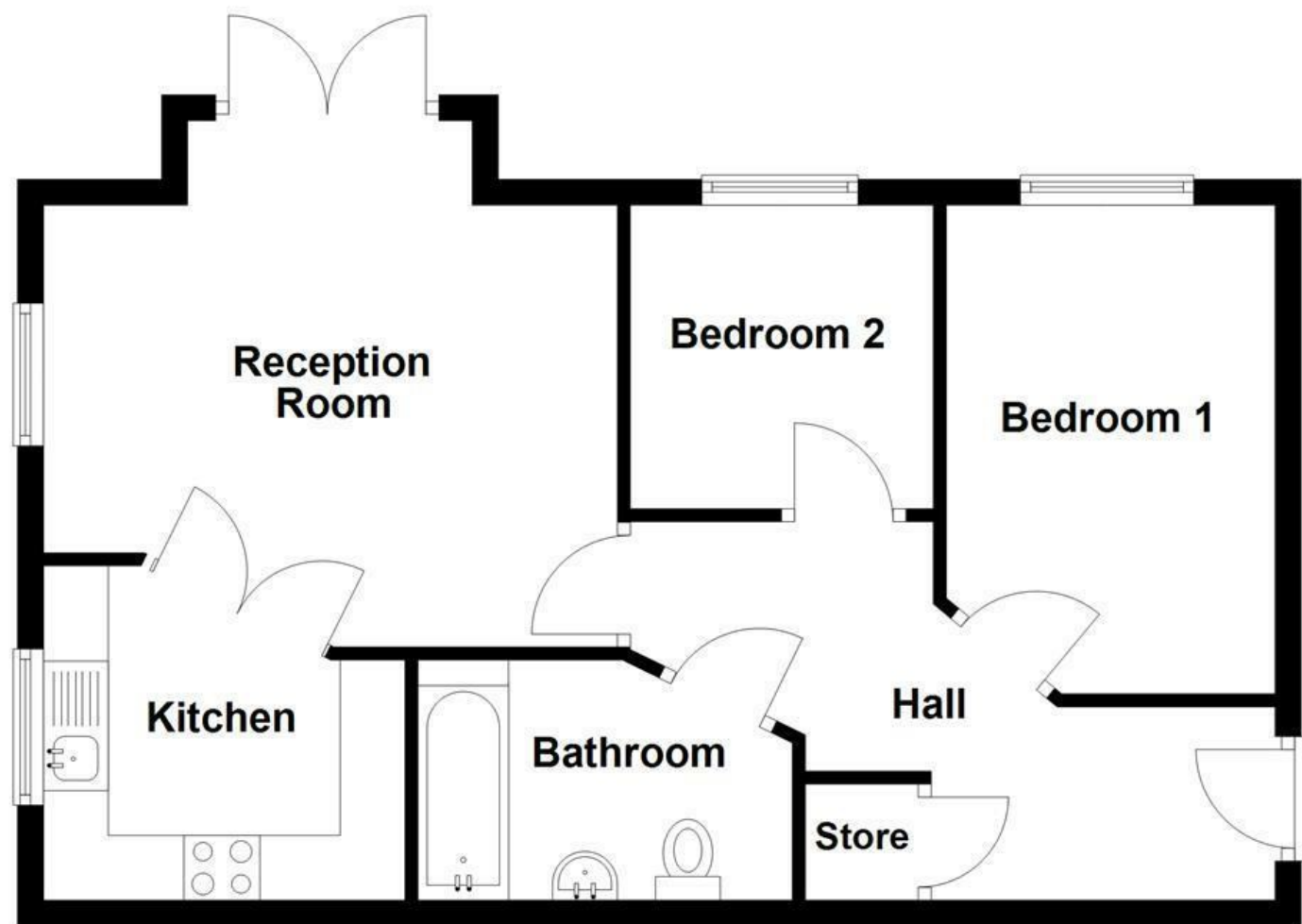


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Mere Drive, Swinton, M27 8SD

### £110,000

#### SPACIOUS TOP FLOOR APARTMENT

Situated in the desirable area of Mere Drive, Swinton, Manchester, this charming top floor apartment presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable living space.

Upon entering, you are greeted by a spacious reception room that offers a welcoming atmosphere, ideal for relaxation or entertaining guests. Adjacent to this area is a contemporary fitted kitchen, designed to meet modern needs while providing a functional space for culinary pursuits. The apartment also features a three-piece bathroom suite, ensuring convenience and comfort for its residents.

One of the standout features of this property is the access to communal gardens, providing a lovely outdoor space to enjoy fresh air and greenery. Additionally, resident parking is available, adding to the convenience of living in this well-located apartment.

With its potential and appealing features, this property on Mere Drive is a fantastic opportunity to create a home tailored to your tastes. Don't miss the chance to view this delightful apartment and envision the possibilities it holds.



Mere Drive, Swinton, M27 8SD  
£110,000

 **2**  **1**  **1**  **C**

- Top Floor Apartment
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating C
- Two Bedrooms
  - Bursting with Potential
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Communal Gardens
  - Council Tax Band B

**Entrance Hall**  
11'11 x 4'11 (3.63m x 1.50m)  
Hardwood front door, storage cupboard, doors leading to reception room, two bedrooms and bathroom.

**Reception Room**  
14'10 x 13'6 (4.52m x 4.11m )  
UPVC double glazed window, electric heater, television point, telephone point, double doors to kitchen and UPVC double glazed French doors to balcony.

**Kitchen**  
9'2 x 8'6 (2.79m x 2.59m)  
UPVC double glazed window, range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine and vinyl flooring.

**Bedroom One**  
12'5 x 8'4 (3.78m x 2.54m )  
UPVC double glazed window and electric heater.

**Bedroom Two**  
7'8 x 7'8 (2.34m x 2.34m )  
UPVC double glazed window and electric heater.

**Bathroom**  
9'6 x 5'11 (2.90m x 1.80m)  
Electric heater, pedestal wash basin with traditional taps, low basin WC, panel bath with overhead direct feed shower, partially tiled elevations, extractor fan and vinyl flooring.

**External**  
Communal gardens and off road parking.

