



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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Acresfield Close, Manchester, M27 5WY

£240,000

TWO-BEDROOM SEMI-DETACHED IN SWINTON

Nestled in the tranquil neighbourhood of Acresfield Close, Swinton, Manchester, this charming house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a thoughtfully designed living space that seamlessly connects the living room to the kitchen and dining area, creating an ideal environment for both relaxation and entertaining.

Upstairs, you will find two well-proportioned bedrooms, perfect for accommodating family or guests. The bathroom is conveniently located, ensuring ease of access for all. The layout of the home is both practical and appealing, making it suitable for a variety of lifestyles.

Outside, the property features laid-to-lawn gardens at both the front and rear, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available in front of the garage, offering convenience and security for your vehicle.

This delightful house in Swinton is not just a property; it is a place where memories can be made. With its combination of comfort, functionality, and outdoor space, it is an ideal choice for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

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Acresfield Close, Manchester, M27 5WY

£240,000

 **2**  **1**  **1**  **D**

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

4'3 x 4'2 (1.30m x 1.27m)

UPVC double glazed frosted entrance door, central heating radiator, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

11'10 x 11'9 (3.61m x 3.58m)

UPVC double glazed bay window, central heating radiator, coving, wood mantle, wood effect flooring and open access to kitchen.

Kitchen

16'6 x 9'11 (5.03m x 3.02m)

UPVC double glazed window, central heating radiator, coving, spotlights, wall and base units, wood effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor fan, space for fridge freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed frosted window, loft access, storage cupboard and doors to two bedrooms and bathroom.

Bedroom One

13'2 x 10'4 (4.01m x 3.15m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bedroom Two

11'7 x 9'4 (3.53m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 4'5 (1.93m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity wash basin with mixer tap, tiled panel bath with mixer tap and direct feed shower and rinse head over, part tiled elevation and wood effect flooring.

External

Front

Laid to lawn garden, paving and access to garage.

Garage

15'8 x 8'2 (4.78m x 2.49m)

Up and over door and hardwood single glazed window.

Rear

Enclosed laid to lawn garden and paving.

