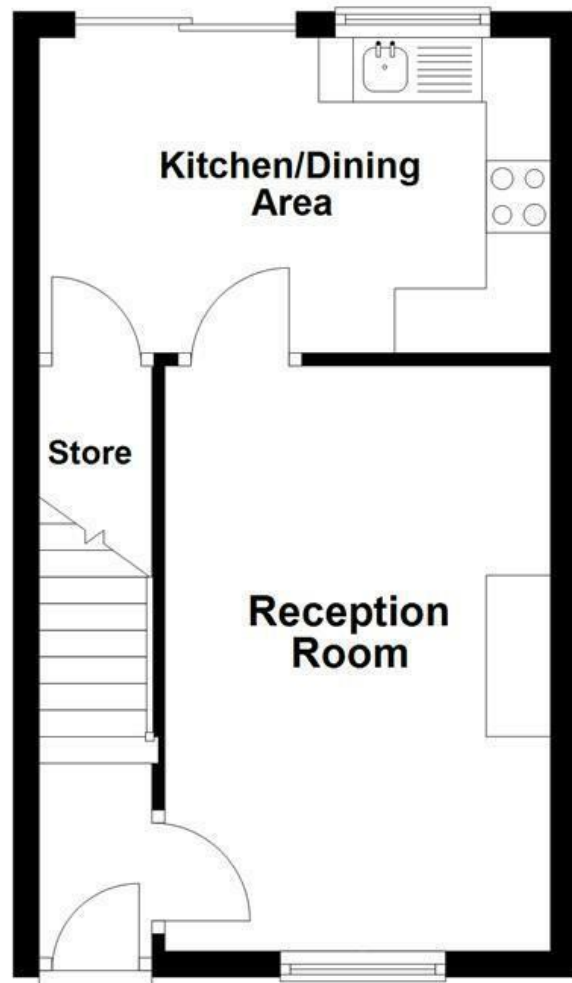


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Ealinger Way, Manchester, M27 6HG

### £250,000

#### THREE-BEDROOM FAMILY HOME IN SWINTON

Situated in the charming area of Ealinger Way, Pendlebury, Swinton, Manchester, this delightful house presents an ideal opportunity for families or couples seeking extra space. The property boasts a generous reception room, perfect for both relaxation and entertaining guests. The kitchen and dining area are well-designed, providing a warm and inviting space for family meals and gatherings.

The well-proportioned bedrooms offer comfort and privacy, ensuring that everyone has their own retreat. The well-appointed bathroom adds to the convenience of this lovely home, making daily routines a breeze.

Outside, the rear garden is enclosed and laid to lawn, providing a safe and enjoyable space for children to play or for adults to unwind in the fresh air. Additionally, off-road parking is available, adding to the practicality of this property.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and functionality, making it a perfect choice for those looking to settle in a welcoming community.

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# Ealinger Way, Manchester, M27 6HG

## £250,000

 3  1  1  C

- Beautifully Presented End Terrace
  - Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Perfect First Home
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

6'5 x 3'4 (1.96m x 1.02m )

Hardwood double glazed frosted front door, central heating radiator, smoke detector, door to reception room and stairs to first floor.

#### Reception Room

14'11 x 9'10 (4.55m x 3.00m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with marble surround and hearth and door to kitchen/dining area.

#### Kitchen/Dining Area

13'1 x 8'0 (3.99m x 2.44m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate works surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, boiler enclosed, spotlights, tiled effect flooring, under stairs storage and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

8'1 x 6'1 (2.46m x 1.85m)

UPVC double glazed frosted window, central heating radiator, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

10'9 x 7'11 (3.28m x 2.41m)

UPVC double glazed window, central heating radiator, fitted wardrobe and over stairs storage.

#### Bedroom Two

9'3 x 6'5 (2.82m x 1.96m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

6'5 x 6'3 (1.96m x 1.91m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric fee shower, extractor fan, partially tiled elevations and tiled effect flooring.

#### External

##### Rear

Enclosed garden with laid to lawn, paving, bedding and timber shed.

##### Front

Laid to lawn garden, paving, mature shrubbery and tarmac driveway.



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