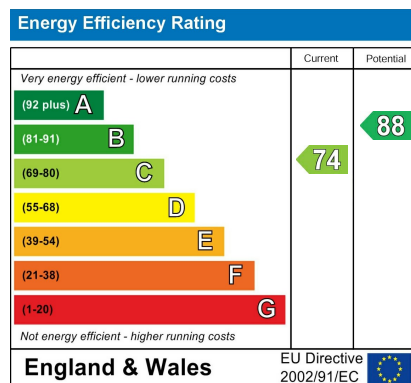


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Victoria Lane, Swinton, M27 9LS

£250,000

A SUPERB HOME IN SWINTON

Keenans are proud to bring to the market this spacious three-bedroom home. The property boasts bright interiors with a fitted kitchen, separate dining room, a spacious living room, three good sized bedrooms, a three piece bathroom suite and an enclosed rear garden. This wonderful property is situated in a quiet area of Swinton just a short drive to the town centre, whilst also being close to local amenities and in close distance to good schools. The property is perfect for a couple or a small family. The property comprises briefly, to the ground floor; entrance to a welcoming hallway which has stairs leading to the first floor and doors providing access to the dining room, kitchen and downstairs WC. To the first floor there is a landing with stairs leading to the second floor and doors providing access to the living room, third bedroom and to the bathroom. To the second floor there are doors leading to two double bedrooms. The main bedroom has an en-suite. Externally, to the front of the property there is an allocated parking bay. To the rear of the property there is an enclosed garden with a decked area and paved patio. View early to avoid disappointment! Contact our Swinton team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Victoria Lane, Swinton, M27 9LS

£250,000

 3  2  2  C

- Freehold Property
 - Off Road Parking
 - Nearby Amenities
- Counxil Tax Band C
 - Nearby Schools
 - Three Bedrooms
- EPC Rating C
 - Three Storeys

Ground Floor

Hall

20'01 x 8'00 (6.12m x 2.44m)
Central heating radiator, smoke alarm, stairs to the first floor, doors to dining room, kitchen, WC, under stairs storage, alarm system.

Dining Room

13'04 x 7'09 (4.06m x 2.36m)
UPVC double glazed window, central heating radiator.

WC

5'09 x 3'00 (1.75m x 0.91m)
Central heating radiator, dual flush WC, laminate wall and base units, stainless steel sink with drainer and mixer taps, oven with four ring gas hob, extractor hood,

Kitchen

11'07 x 9'05 (3.53m x 2.87m)
UPVC double glazed window, central heating radiator, laminate wall and base units, worktops, stainless steel sink with drainer and mixer taps, oven, four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, part tiled elevations, boiler cupboard, tile effect floor, UPVC double glazed door to rear garden.

First Floor

Landing

10'09 x 8'10 (3.28m x 2.69m)
Smoke alarm, stairs to the second floor, door to living room, study / bedroom three, bathroom, storage cupboard.

Living Room

11'09 x 11'08 (3.58m x 3.56m)
Two UPVC double glazed windows, central heating radiator, television point, coving.

Study / Bedroom Three

9'08 x 6'11 (2.95m x 2.11m)
UPVC double glazed window, central heating radiator.

Bathroom

9'04 x 4'07 (2.84m x 1.40m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevations, tiled floor, extractor fan.

Second Floor

Landing

8'10 x 3'07 (2.69m x 1.09m)
Smoke alarm, doors to two bedrooms and storage cupboard.

Bedroom One

11'09 x 15'06 (3.58m x 4.72m)
Two UPVC double glazed windows, central heating radiator, door to en-suite, access to attic.

Ensuite

8'02 x 2'07 (2.49m x 0.79m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, main feed shower, part tiled elevations, tiled floor, extractor fan.

Bedroom Two

11'09 x 9'07 (3.58m x 2.92m)
Two UPVC double glazed windows, central heating radiator.

Externally

Enclosed garden, paved patio, decked area, mature shrubs.

