



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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		

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Moorside Road, Swinton, M27 9PW

Offers Over £250,000

SEMI DETACHED FAMILY HOME ON LARGE PLOT

Situated on the desirable Moorside Road in Swinton, Manchester, this spacious semi-detached house presents an ideal family home. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and entertainment. The three reception rooms provide an abundance of living space, allowing for versatile use whether it be for family gatherings, quiet evenings, or hosting friends.

The property features a modern three-piece shower room, ensuring convenience for the whole family. Set on a generous plot, the house is complemented by charming gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking and a detached garage provide practical solutions for vehicle storage and extra space.

This home is not only a comfortable living space but also a wonderful opportunity for families seeking a blend of convenience and tranquility in a vibrant community. With its excellent location and ample amenities nearby, this property is sure to attract those looking for a perfect blend of modern living and traditional charm. Don't miss the chance to make this delightful house your new home.

Moorside Road, Swinton, M27 9PW

Offers Over £250,000

 3  1  3  C

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- Three Reception Rooms
 - Enclsoed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall
14'10 x 5'7 (4.52m x 1.70m)
UPVC double glazed entrance door, UPVC double glazed frosted window, central heating radiator, stairs to first floor, doors to reception room one and kitchen.

Reception Room One
14'9 x 10'4 (4.50m x 3.15m)
UPVC double glazed window, central heating radiator, two feature wall lights, electric fire, marble effect hearth and surround, TV point and double doors to reception room two.

Reception Room Two
9'4 x 8'10 (2.84m x 2.69m)
Central heating radiator, and open access to reception room three.

Reception Room Three
8'7 x 7' (2.62m x 2.13m)
Central heating radiator, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen
16'11 x 7'7 (5.16m x 2.31m)
UPVC double glazed window, central heating radiator, spotlights, wood effect wall and base units, laminate worktops, integrated oven, four ring induction hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer, tile effect flooring and UPVC door to side.

First Floor

Landing
8'1 x 6'8 (2.46m x 2.03m)
UPVC double glazed window, loft access and doors to three bedrooms and shower room.

Bedroom One
12'11 x 10'6 (3.94m x 3.20m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
10'11 x 10'6 (3.33m x 3.20m)
UPVC double glazed window and central heating radiator,

Bedroom Three
9'10 x 6'9 (3.00m x 2.06m)
UPVC double glazed window and central heating radiator,

Shower Room
8'9 x 5'6 (2.67m x 1.68m)
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps, walk in shower in double enclosure and tiled elevation.

External

Front
Gated block paved drive leading to garage, laid to lawn and bedding areas,

Rear
Laid to lawn, paving and access to garage.



Tel: 01617939622

www.keenans-estateagents.co.uk