



45 Ellerby Avenue, Swinton

Manchester

HILLS

Offers in Region of £300,000

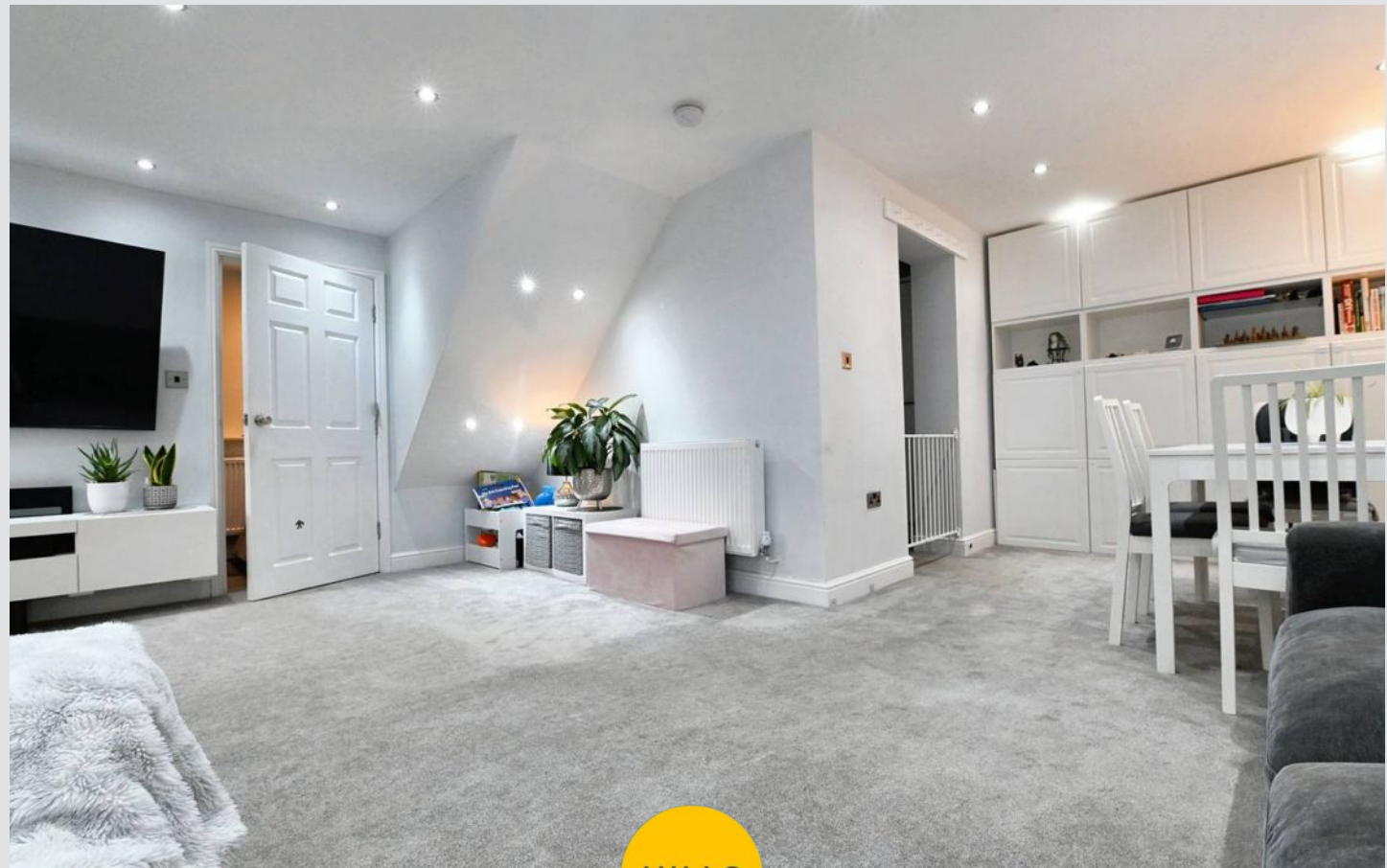
45 Ellerby Avenue

Swinton, Manchester

A BEAUTIFIULLY PRESENTED AND SIGNIFICANTLY EXTENDED SEMI DETACHED HOUSE. THE PROPERTY HAS BEEN REFURBISHED THROUGHOUT. On the ground floor the house offers an entrance hall, a spacious lounge with dining area, and a modern fitted kitchen. On the first floor there are three double bedrooms, the Council Tax band: B

Tenure: Freehold

- A VERY WELL PRESENTED MODERN SEMI DETACHED HOUSE
- SIGNIFICANTLY EXTENDED
- THREE BEDROOMS
- LARGE GARDEN
- DETACHED GARAGE
- DRIVEWAY FOR SEVERAL CARS
- QUIET CUL DE SAC LOCATION



Hall

16' 9" x 4' 7" (5.10m x 1.40m)

Lounge

21' 0" x 18' 1" (6.40m x 5.50m)

Kitchen

18' 8" x 13' 1" (5.70m x 4.00m)

Landing

6' 11" x 3' 3" (2.10m x 1.00m)

Bedroom One

13' 1" x 8' 6" (4.00m x 2.60m)

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.70m)

Bedroom Three

9' 6" x 8' 10" (2.90m x 2.70m)

Bathroom

8' 6" x 8' 6" (2.60m x 2.60m)

Ensuite

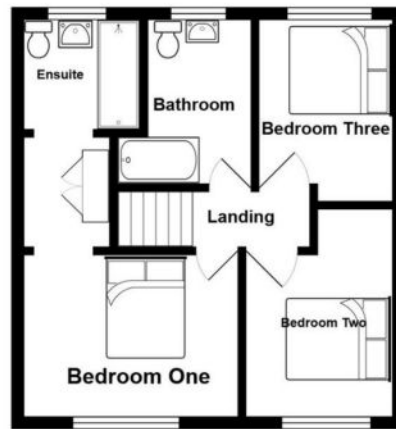
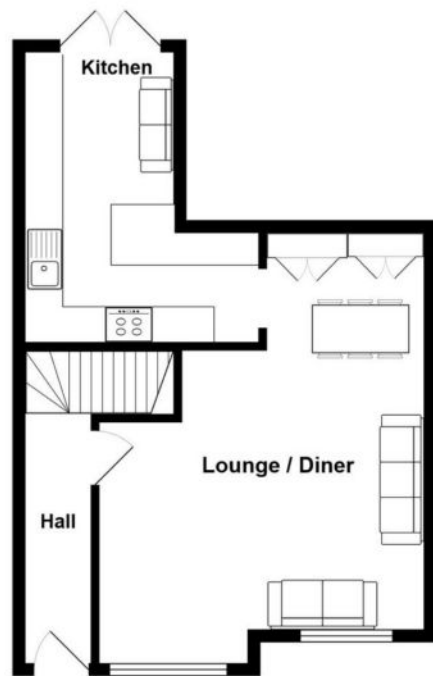
6' 11" x 4' 7" (2.10m x 1.40m)





HILLS







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