



## 4 Ringlow Avenue Swinton Manchester M27 0EQ

### Offers in the region of £315,000

POPULAR CUL DE SAC POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this extended, stunningly presented and much improved three bedroom semi detached property. Located on this popular Swinton cul de sac the property also has the added benefit of easy access to playing fields at the end of the street. The property spacious and welcoming comprises hallway, bay-fronted lounge, dining room, extended newly fitted kitchen, shaped landing, three bedrooms and newly fitted modern bathroom suite. The property offers double glazing and gas central heating. To the front of the property there is ample off road parking with electric car charging point and a sizeable, south westerly garden to the rear with paved patio area. Ideally positioned close to Swinton, Worsley and Broadoak School it would suit any growing family! Call HOME On 016178998383 to view!

- POPULAR CUL DE SAC LOCATION!
- Bay-fronted lounge with feature fireplace
- Modern and recently fitted bathroom suite
- Close to Swinton, Worsley and the desirable Broadoak school
- Extended, three bedroom semi detached property
- Rear dining room overlooking the garden
- Ample off road parking complete with electric car charging point
- Spacious and inviting hallway
- Extended, modern and recently fitted kitchen
- Great size, south westerly facing rear garden

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Hallway 15'8 x 5'8 (4.78m x 1.73m)

Lounge 12'6 x 13'4 (3.81m x 4.06m)

Dining room 13'0 x 12'2 (3.96m x 3.71m)

Kitchen 17'0 x 6'6 (opening to 8'7)  
(5.18m x 1.98m (opening to 2.62m))

Shaped landing

Bedroom One 12'7 x 11'8 (3.84m x 3.56m)

Bedroom Two 12'7 x 10'1 (3.84m x 3.07m)

Bedroom Three 9'7 x 8'3 (2.92m x 2.51m)

Bathroom 7'7 x 6'0 (2.31m x 1.83m )

#### Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 999 years commencing 17th February 1928 with an annual ground rent of approx. £5.00.

We are advised that the current council tax band is band C.

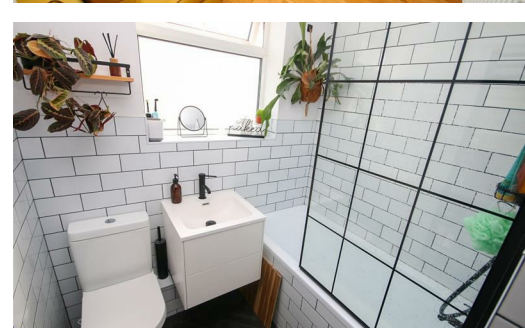
The current EPC rating is D.

#### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are

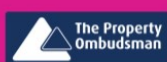
approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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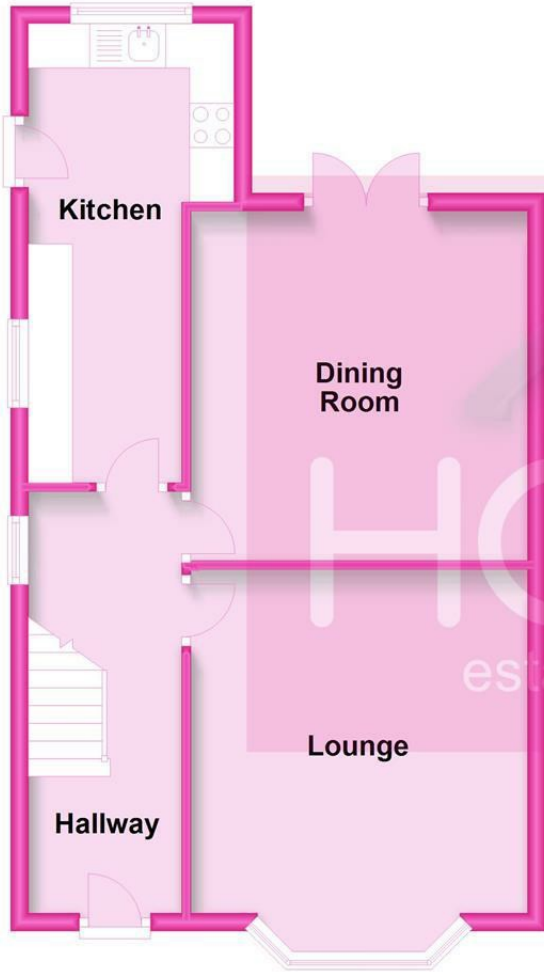
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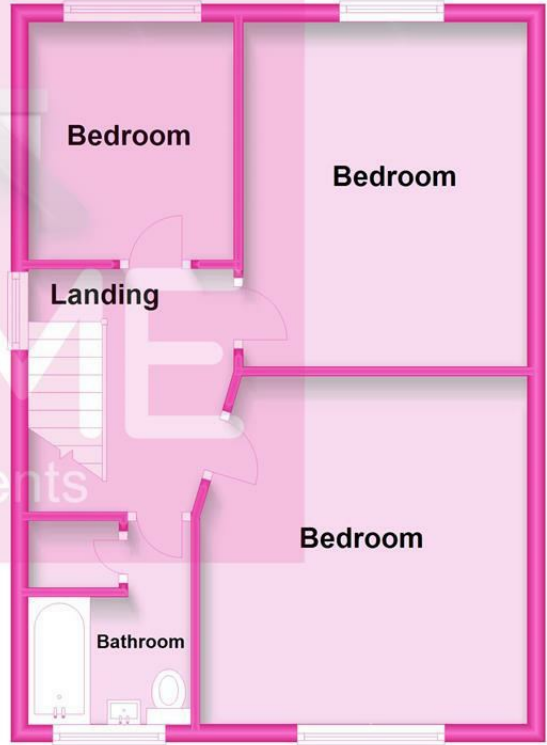
## Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



## First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

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>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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