



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 77 |
| (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 | |

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.

Dover Road, Swinton, M27 8GP

Offers Over £210,000

Nestled on Dover Road in Swinton, this charming house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space. The single reception room offers a welcoming area for relaxation and socialising, making it perfect for entertaining guests or enjoying quiet evenings in.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the extensive rear garden, which provides a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. This garden is a rare find in urban settings and adds significant value to the home.

Location is key, and this property does not disappoint. It boasts a mere ten-minute commute on the train and 20 minute drive to Manchester City Centre, making it an excellent choice for professionals who wish to enjoy the vibrancy of city life while residing in a quieter suburban area. Additionally, being less than a mile from the train station offers further convenience for those who prefer public transport.

Families will appreciate the proximity to excellent schooling options, ensuring that educational needs are well catered for. This combination of features makes the house on Dover Road a highly desirable option for anyone looking to settle in a welcoming community with easy access to both urban amenities and tranquil living. Don't miss the chance to make this delightful property your new home.

Dover Road, Swinton, M27 8GP

Offers Over £210,000



- EPC Rating C
- Office Space
- Off Road Parking
- Easy Access To Major Motorway Links
- Council Tax Band A
- Ideal For First Time Buyers
- Extensive Rear Garden
- Tenure Freehold
- Viewing Essential
- Close To Amenities

Entrance

Hallway

4'7 x 4'1 (1.40m x 1.24m)

Composite double glazed frosted door, central heating radiator, wood effect laminate flooring, stairs to first floor, door to reception room.

Reception Room

14'10 x 13'3 (4.52m x 4.04m)

UPVC double glazed window, central heating radiators, coven, ceiling rose, open fireplace, television point, wood effect laminate flooring, single glazed door to kitchen.

Kitchen

13'3 x 9'11 (4.04m x 3.02m)

UPVC double glazed window, central heating radiator, panelled wall and base units, wood effect surface, tiled splash back, ceramic half sink and drainer, integrated electric double oven, 4 ring gas hob, extractor hood, space for fridge/freezer, integrated dishwasher, tiled floor and single glazed door to further hallway.

Further Hallway

3 x 2'9 (0.91m x 0.84m)

Under stair storage, tile effect lino flooring, door to office, UPVC double glazed frosted door to side of property.

Office

6'10 x 6'9 (2.08m x 2.06m)

UPVC double glazed window, boiler, plumbing for washing machine, tiled effect lino.

First Floor

Landing

6'8 x 6 (2.03m x 1.83m)

UPVC double glazed window, loft access, smoke alarm, storage cupboard, doors to bathroom, bedroom one, two and dressing room.

Bedroom One

11'6 x 10'3 (3.51m x 3.12m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'2 x 7'6 (3.10m x 2.29m)

UPVC double glazed window, central heating radiator.

Dressing Room

9'5 x 8'9 (2.87m x 2.67m)

UPVC double glazed window, central heating radiator, door to bedroom two.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed frosted window, heated towel rail, dual flush W/C, pedal stool wash basin with mixer tap, L shape panel bath with mixer tap, direct feed rainfall shower and rinse head, tiled elevations, tiled effect lino.

External

Front

Laid to lawn, mature shrubs and stone chip driveway.

Rear

Wrap around garden, laid to lawn, stone chip bedding, paving, vegetable patch.



Tel: 01617939622

www.keenans-estateagents.co.uk