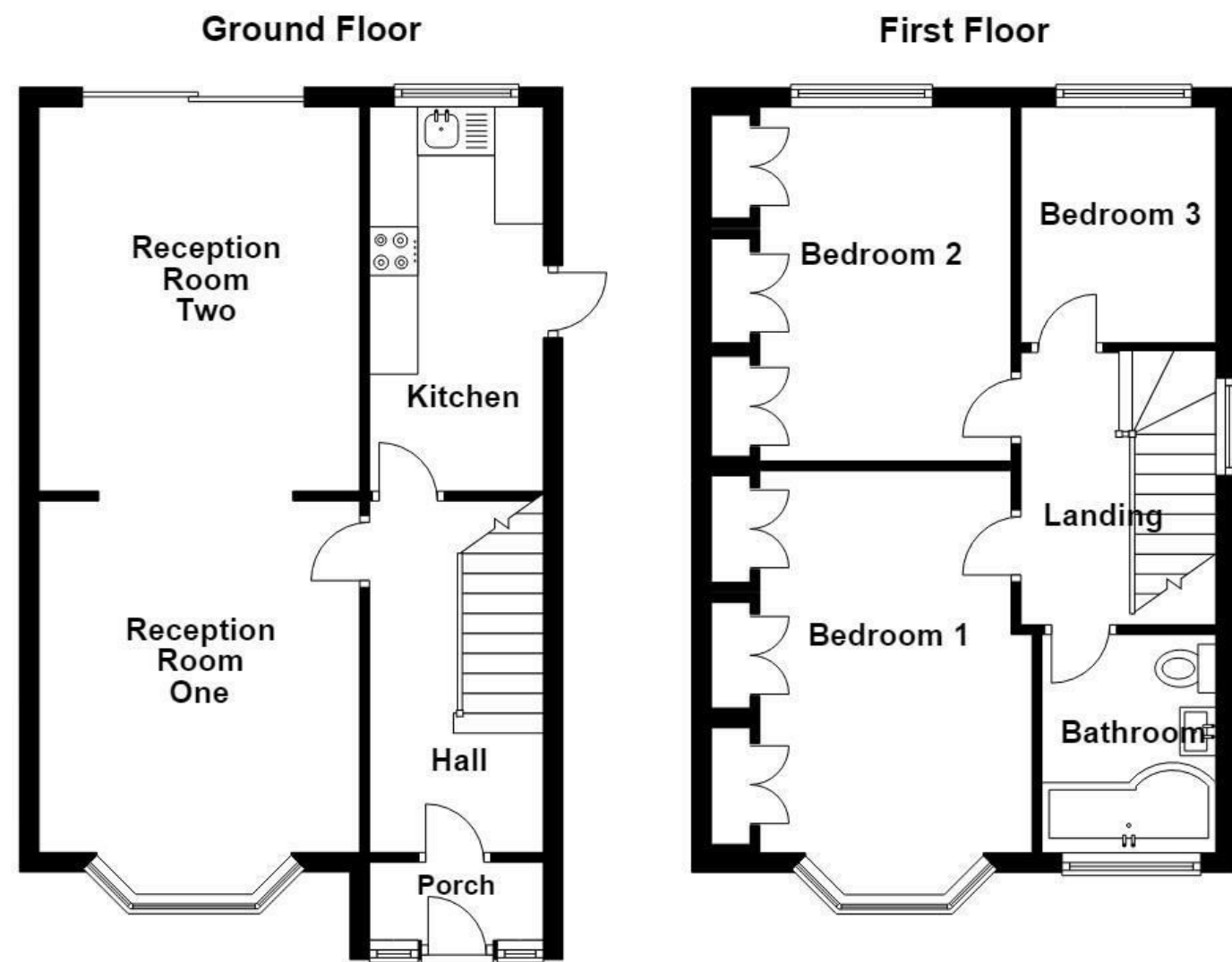




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Linden Avenue, Swinton, M27 0JJ

Offers Over £270,000

A PROPERTY NOT TO BE MISSED - PERFECT FOR FIRST TIME BUYERS, YOUNG FAMILIES OR COUPLES LOOKING TO DOWNSIZE!

Keenans are delighted to present to market this beautifully presented three bedroom semi-detached home, offering stylish and spacious accommodation that is ready to move into right away, making it the perfect family home!

Occupying a generous plot within the sought after location of Swinton, this impressive home has been tastefully decorated throughout to a high standard, perfectly blending contemporary finishes with comfortable family living.

The ground floor briefly compromises a welcoming entrance hallway, a bright spacious lounge and a stunning open-plan kitchen/dining room with ample space for entertaining, over looking a well maintained rear garden. Upstairs, the property offers three well proportioned bedrooms, all beautifully presented, alongside a modern family bathroom finished with quality fixtures and fittings.

Externally, the property boasts a large block-paved driveway providing off-road parking for multiple vehicles, whilst to the rear is a generous enclosed garden with both patio and lawned areas, making it ideal for families, outdoor dining and summer entertaining.

Situated within easy reach of schools, local amenities and transport links, this fantastic home offers the perfect balance of convenience and modern family living. Early viewing is highly recommended to fully appreciate the standard this home has to offer.

Linden Avenue, Swinton, M27 0JJ

Offers Over £270,000

 3  1  2  D

- Generous Sized Semi Detached Home
 - Modern Kitchen and Bathroom
 - Off Street Parking - Driveway
 - Tenure - Freehold
- Two Spacious Open-Plan Reception Rooms
 - Immaculately Presented Throughout
 - EPC Rating - D
- Block Paved and Grass Rear Garden
 - Sought After Swinton Location - Great Links To City Centre
 - Council Tax Band - B

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5'6 x 3'2 (1.68m x 0.97m)

UPVC double glazed windows and door to hall.

Hall

9'2 x 5'9 (2.79m x 1.75m)

Central heating radiator, smoke alarm, doors to reception room, kitchen, stairs to first floor and laminate flooring.

Reception Room One

10'8 x 10'3 (3.25m x 3.12m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and open access to reception room two.

Reception Room Two

13' x 10'8 (3.96m x 3.25m)

Central heating radiator, gas fire with surround, wood effect flooring and double glazed sliding doors to rear garden.

Kitchen

13' x 5'9 (3.96m x 1.75m)

Two UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, tiled splash back, oven, four ring gas hob, plumbed for washing machine, space for fridge freezer, spotlights, wood effect laminate flooring and UPVC double glazed door to external.

First Floor

Landing

6'6 x 6'5 (1.98m x 1.96m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

11'5 x 10'8 (3.48m x 3.25m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'8 x 10'4 (3.25m x 3.15m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Three

7'9 x 6'6 (2.36m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 6'6 (2.24m x 1.98m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, L shaped panel bath with waterfall mixer tap, overhead direct feed shower, part tiled elevation, spotlights and tiled floor.

External

Front

Block paved driveway.

Rear

Enclosed laid to lawn garden, paving, garage, bedding areas and trees.



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