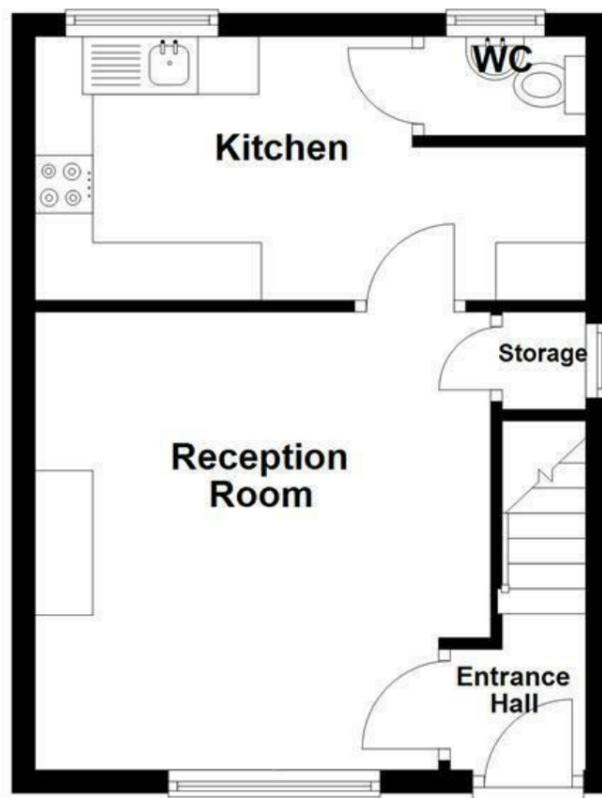
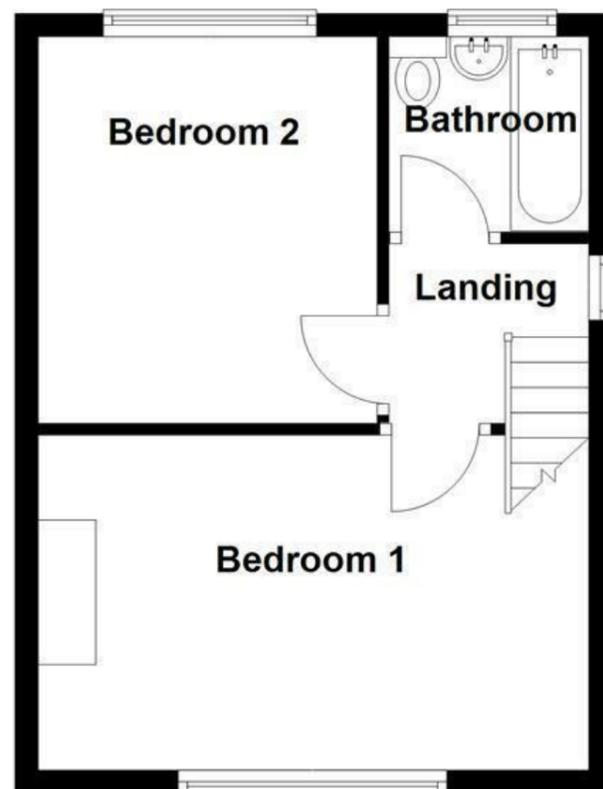


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

## Priory Road, Manchester, M27 6AG

### £190,000

ENVIABLE TWO BEDROOM SEMI DETACHED PROPERTY

Welcome Priory Road in Swinton, Manchester, this fantastic two-bedroom semi-detached house presents an excellent opportunity for those seeking a property to make their own. Set on a generous plot, the home boasts a wrap-around garden, providing ample outdoor space for relaxation and recreation. The convenience of off-road parking at the rear adds to the appeal, ensuring ease of access.

Upon entering, you will find a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen offers a functional space for culinary pursuits, while a convenient downstairs WC enhances the practicality of the layout.

The property features two generously sized double bedrooms, perfect for families or those needing extra space for guests or a home office. The family bathroom is well-proportioned, catering to the needs of modern living.

This home is sold with no chain, allowing for a smooth and swift transaction. It is an ideal canvas for buyers looking to add their personal touch and style. With its prime location and potential for enhancement, this property is not to be missed. Whether you are a first-time buyer or looking to invest, this house on Priory Road is ready for you to put your own stamp on it.

# Priory Road, Manchester, M27 6AG

£190,000



- Two Double Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Rear Off Road Parking
- EPC Rating D
- Spacious Reception Room
- Council Tax Band A
- No Chain Delay Ready To Move Into
- Tenure Freehold
- Wrap Around Garden
- Great Plot For Expansion

## Ground Floor

### Entrance

UPVC part frosted door to entrance hall.

### Entrance Hall

4' x 3'5 (1.22m x 1.04m)

Central heating radiator, smoke alarm, door to reception room and stairs to first floor.

### Reception Room

13' x 12'10 (3.96m x 3.91m)

UPVC leaded window, central heated radiator, coving, dado rail, gas fire with marble surround, door to kitchen and under stairs storage.

### Kitchen

15'8 x 7'6 (4.78m x 2.29m)

UPVC leaded window, panel wall and base units, laminate surface, tiled splash back, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, plumbed for washing machine, space for fridge freezer, door to WC, UPVC door to rear and lino flooring.

### WC

4'7 x 2'11 (1.40m x 0.89m)

Hardwood frosted window, high basin WC, wall mounted wash basin with mixer tap and lino flooring.

## First Floor

### Landing

5'11 x 5'2 (1.80m x 1.57m)

UPVC leaded window, loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

15'9 x 9'7 (4.80m x 2.92m)

UPVC leaded window and central heating radiator.

### Bedroom Two

11'1 x 9'8 (3.38m x 2.95m)

UPVC leaded window and central heating radiator.

### Bathroom

5'10 x 5'7 (1.78m x 1.70m)

UPVC frosted leaded window, central heating radiator, low flush WC, pedestal wash basin, panel bath, electric feed overhead shower, tiled elevation and lino flooring.

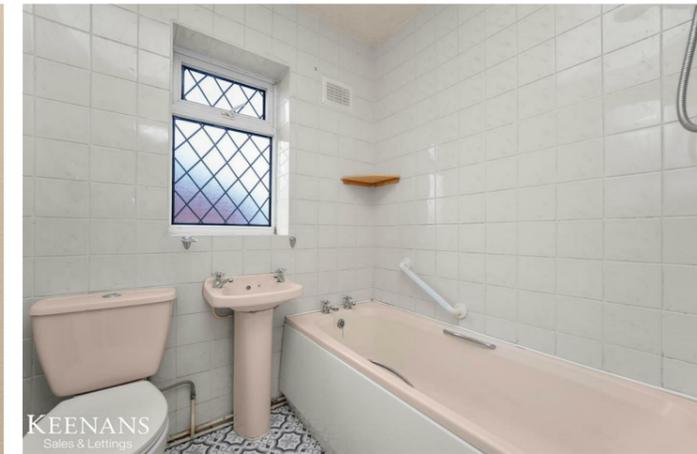
## External

### Front

Laid to lawn garden, shrubbery and paving.

### Rear

Enclosed wrap around laid to lawn garden, paving and stone chippings.



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