



Colwyn Road, Manchester, M27 OEU

Offers Over £280,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Nestled on the charming Colwyn Road in Swinton, Manchester, this impressive three-bedroom semi-detached house presents an exceptional opportunity for families seeking a new home. The property has been meticulously maintained and is ready for its new owners to infuse their personal style, making it a complete blank canvas bursting with potential.

Upon entering, you will find two generously sized living rooms that offer ample space for relaxation and entertaining. The three well-proportioned bedrooms provide comfortable accommodation for family members or guests, ensuring everyone has their own private retreat. The spacious layout of the home allows for a variety of design possibilities, making it easy to envision how you might transform the space to suit your needs.

One of the standout features of this property is the fantastic garden space, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the detached garage offers convenient storage solutions, while the gated off-road parking ensures that your vehicles are secure and easily accessible.

This delightful home is truly not to be missed, as it combines practicality with the potential for personalisation. Whether you are a growing family or simply seeking a comfortable and inviting

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

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- An Exceptional Semi Detached Property
- Three Bedrooms
- Sought After Location
- Bursting With Potential
- Envious Garden Space
- Detached Garage
- Off Road Parking
- Council Tax Band C
- Tenure Leasehold
- EPC Rating TBC

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

16 x 5'10 (4.88m x 1.78m)

UPVC double glazed frosted window, doors to two reception rooms, kitchen, WC and staircase to the first floor.

Reception Room One

12'6 x 11'6 (3.81m x 3.51m)

UPVC double glazed bay window, coving, two feature wall lights, dado rail, gas fire with marble effect hearth and surround, television point.

Reception Room Two

20 x 11'11 (6.10m x 3.63m)

Two UPVC double glazed windows, coving, dado rail, gas fire with marble effect hearth and surround, television point, UPVC double glazed French doors to the rear.

Kitchen

15'4 x 6'5 (4.67m x 1.96m)

UPVC double glazed window, a range of panelled wall and base units, granite effect surface, tiled splash backs, composite sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge, plumbing for washing machine, wood effect lino flooring, UPVC double glazed frosted door to the rear.

WC

7'8 x 2'7 (2.34m x 0.79m)

UPVC double glazed frosted window, dual flush WC.

First Floor

Landing

8'5 x 6'7 (2.57m x 2.01m)

UPVC double glazed window, dado rail, doors to three bedrooms, shower room and WC.

Bedroom One

11'7 x 11'5 (3.53m x 3.48m)

UPVC double glazed window, fitted wardrobes.

Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

UPVC double glazed window, fitted wardrobes.

Bedroom Three

9'11 x 8'5 (3.02m x 2.57m)

UPVC double glazed window, fitted wardrobe.

Shower Room

8'3 x 5'10 (2.51m x 1.78m)

UPVC double glazed frosted window, a two piece suite comprising of a vanity top wash basin with mixer tap, double direct feed walk in shower, PVC panelled elevations, wood effect lino flooring.

WC

5'5 x 2'10 (1.65m x 0.86m)

UPVC double glazed frosted window, a dual flush WC, wood effect lino flooring.

External

Rear

Enclosed laid to lawn garden with mature shrubs, paving and bedding areas.

Front

Paved gated driveway, mature shrubs, access to the detached garage.



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