

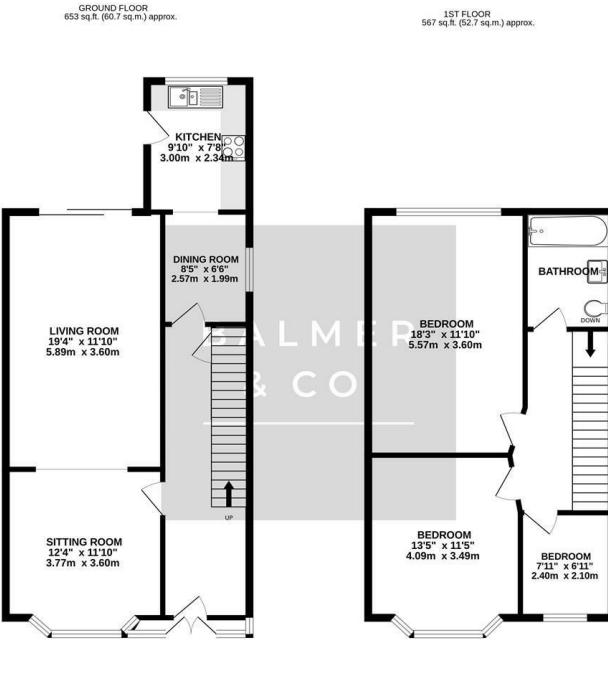
Manchester Road, Swinton, M27 5FX

£295,000



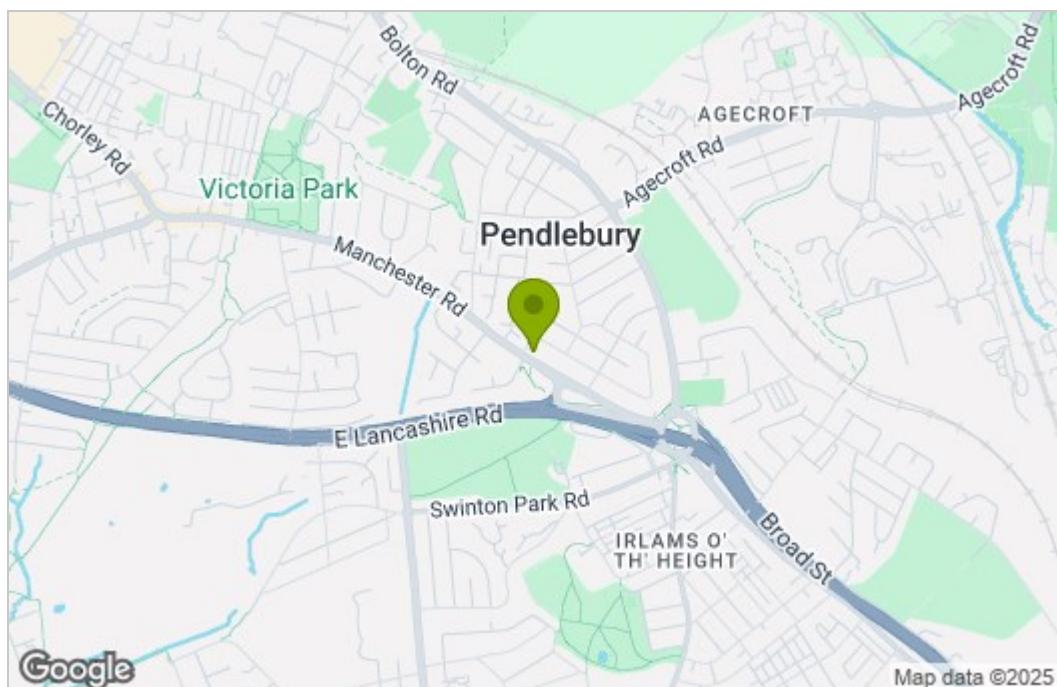
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Swinton. Very nicely presented throughout and extended to the rear, this larger than average property offers excellent family living space. Comprising in brief of entrance porch, hallway, large bay fronted living room, separate sitting room with patio doors leading to the rear garden, with an open plan, extended kitchen/dining room completing the ground floor. To the first floor is a large master bedroom with bay fronted window, second double bedroom with fitted wardrobes, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with a garden frontage and long driveway providing ample off-road parking, whilst to the rear there is a fully enclosed, low maintenance garden with a detached single garage with electrics providing external storage. The property is ideally situated opposite Westlands playing fields and bus stop providing excellent transport links, whilst it also sits on the edge of the East Lancashire road proving immediate access into Manchester city centre. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for descriptive purposes only and have not been drawn to scale. Prospective purchasers should not rely on them as an accurate representation of the property and should make their own inspection of the property before purchase. The floorplans are not to be relied upon as to their operability or efficiency can be given.  
Made with iFloorplans 1220

## Area Map



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.

## Energy Efficiency Graph

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		