



*Burns Avenue*  
Swinton

**Miller Metcalfe**  
*Every step of the way*

# Burns Avenue

Swinton

Semi Detached  3  1 EPC Rating - C

\*\*\* For Sale by Modern Method of Auction: Starting Bid Price £180,000 Plus Reservation Fee \*\*\*

\*\*\* No Chain - Calling All Investors and First Time Buyers - Superb Three Bedroomed Semi-Detached Home With a Generous Lounge, Modern Fitted Dining Kitchen, Three Piece Bathroom, Sizable Private Gardens and Ample Off Road Parking. Located Within a Cul-de-Sac Setting in a Popular Residential Area With Easy Access into Manchester City Centre, No Chain Involved \*\*\*

The accommodation comprises an inviting entrance hall, useful storeroom, generous lounge plus a modern fitted dining kitchen to the ground floor. On the first floor a landing, three good sized bedrooms, plus a modern three-piece bathroom/wc can be found which completes the internal living space.

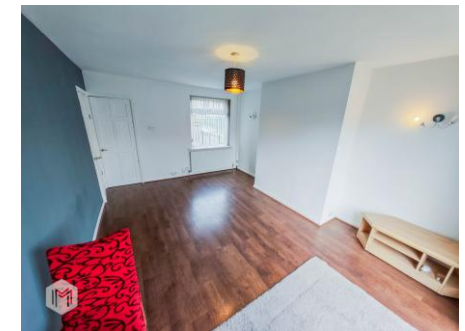
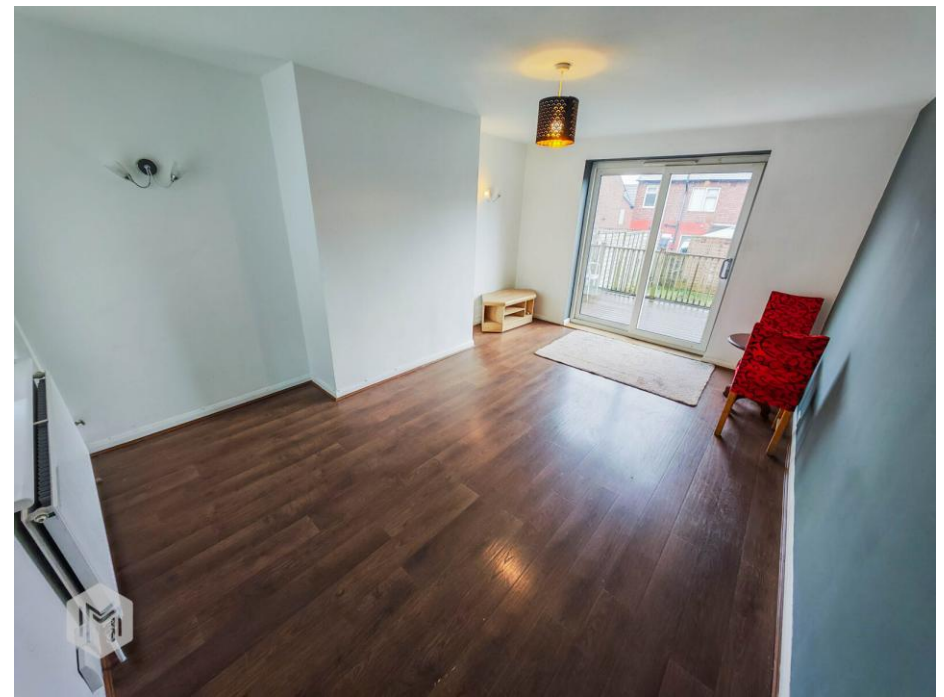
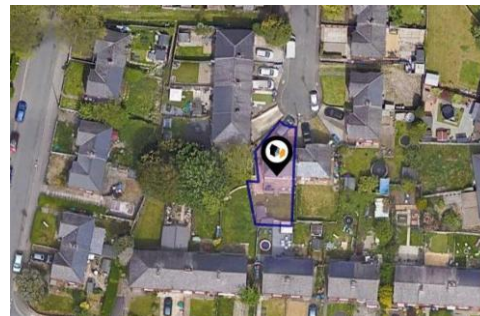
Outside the property is garden fronted with a block paved driveway providing ample off-road parking. A garden to the rear provides superb outdoor space ideally suited for children's play, relaxing and alfresco n entertaining.

This is a superb opportunity to purchase a fantastic home that offers well-proportioned living space that includes three bedrooms, a lounge, fitted dining kitchen, three-piece bathroom, gardens front and rear and off-road parking. Situated within the ever-popular area of Swinton on the outskirts of Manchester, the property sits within easy access to a host of local amenities and is well placed for major transport links making it ideal for commuting into Manchester City Centre, Salford Quays and across the Northwest.

This is an excellent first-time buyer home or to let investment. Rarely do home of this type come to the market at such an attractive price, especially with the added benefit of No Chain involved. As such an early viewing is strongly advised to avoid disappointment.

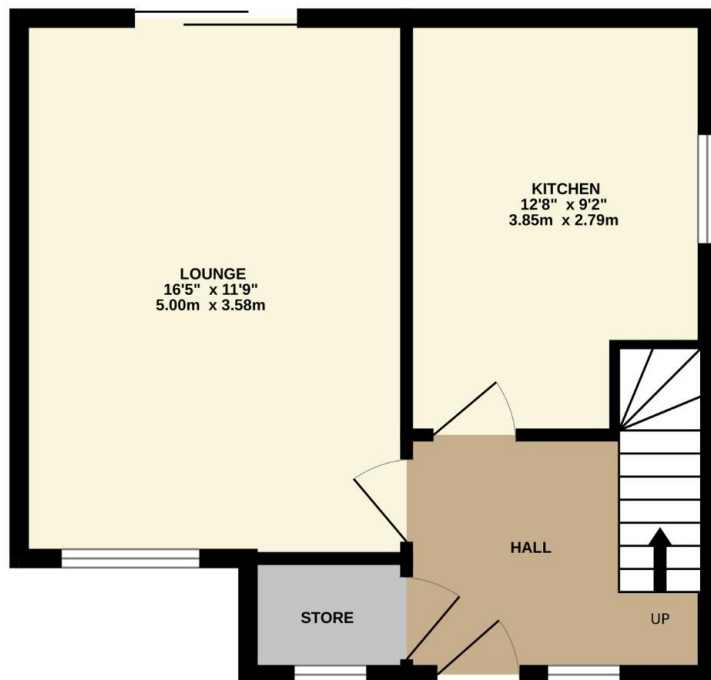
- TENURE  
Freehold
- LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band A - £1,635 Per Year
- FLOOD RISK  
Very Low
- BROADBAND  
Basic - 15 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1,800 Mbps

- SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

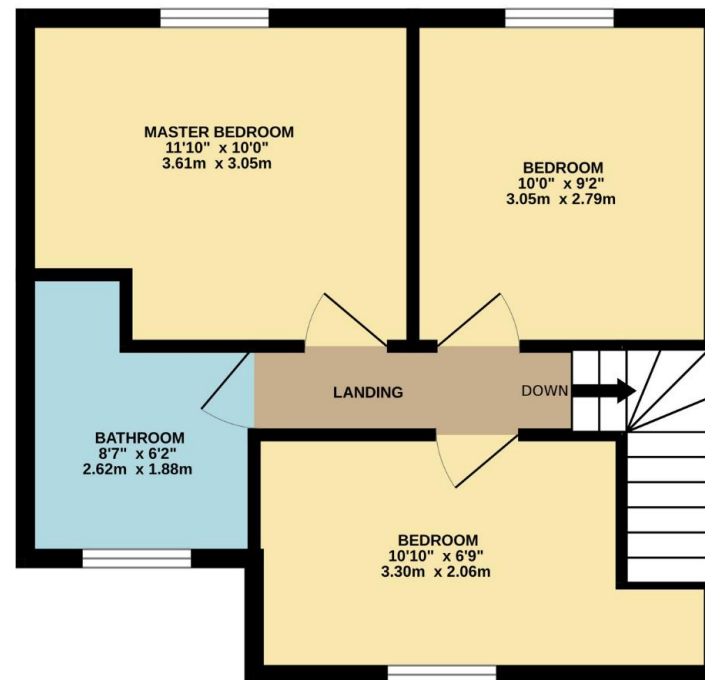




GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.