Keenans









Clifton House Road, Swinton, M27 6WD

Offers Over £110,000

IMMACULATE TWO BEDROOM FLAT - BEING SOLD WITH TENANT IN SITU

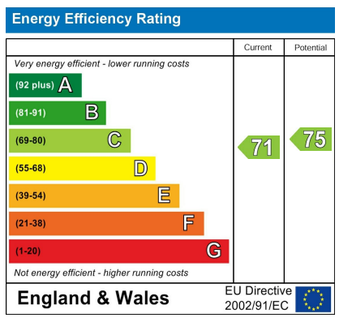
Calling all Investors - Welcome to Clifton House Road, Swinton, Manchester - a charming location for this immaculate top floor flat. This property boasts two bedrooms, ideal for a small family or those looking for a spare room or home office. The modern four-piece bathroom suite adds a touch of luxury to everyday living.

As you step into this flat, you'll be greeted by a contemporary fitted kitchen within an open plan living space, perfect for entertaining guests or simply relaxing after a long day. The property is a complete blank canvas, bursting with potential for you to add your personal touch and make it truly your own.

One of the standout features of this flat is the allocated parking, ensuring you always have a convenient place to park your vehicle. Additionally, visitor parking is available.

Don't miss out on the opportunity to own this delightful flat in a sought-after area. With its prime location and modern amenities.

Tenant currently paying £825 pcm. For further information or to book a viewing please contact our Swinton branch at your earliest convenience.



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.

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- Immaculate Top Floor Flat
- Contemporary Fitted Kitchen
- Allocated Parking and Visitor Parking
- EPC Rating C
- Two Bedrooms
- Open Plan Living
- Tenure Leasehold
- Four Piece Bathroom Suite
- Neutral Decoration Throughout
- Council Tax Band B

Entrance

Communal entrance and front door to hall.

Hall

10'2 x 3'8 (3.10m x 1.12m)

Central heating radiator, loft access, doors leading to two bedrooms, bathroom, reception room and storage.

Bedroom One

12'8 x 9'7 (3.86m x 2.92m)

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

Bedroom Two

10'7 x 8'3 (3.23m x 2.51m)

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

Bathroom

10'0 x 6'5 (3.05m x 1.96m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, low base WC, tiled panel bath, corner direct feed shower enclosed, spotlights, tiled elevations and tiled effect flooring.

Reception Room

16'6 x 12'6 (5.03m x 3.81m)

UPVC double glazed window, central heating radiator, coving, television point, electric fire with marble surround, hearth and mantel, breakfast bar and open access to kitchen.

Kitchen

10'0 x 7'2 (3.05m x 2.18m)

UPVC double glazed window, range of wood effect wall and base units with granite effect work surfaces, tiled splashback, integrated Neff double electric oven and grill with four ring gas hob and integrated Neff extractor hood, integrated microwave, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, space for dryer, spotlights and tiled flooring.

External

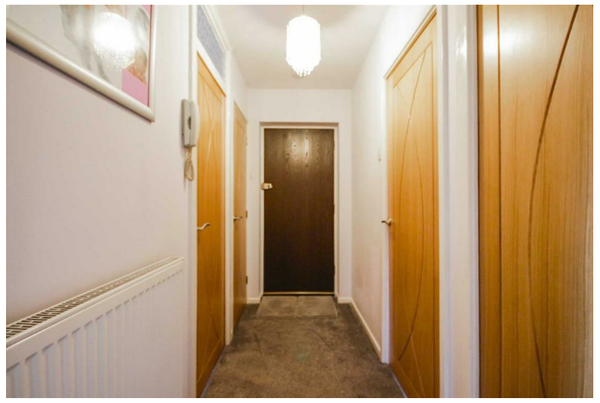
Allocated parking and additional visitor parking.

















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