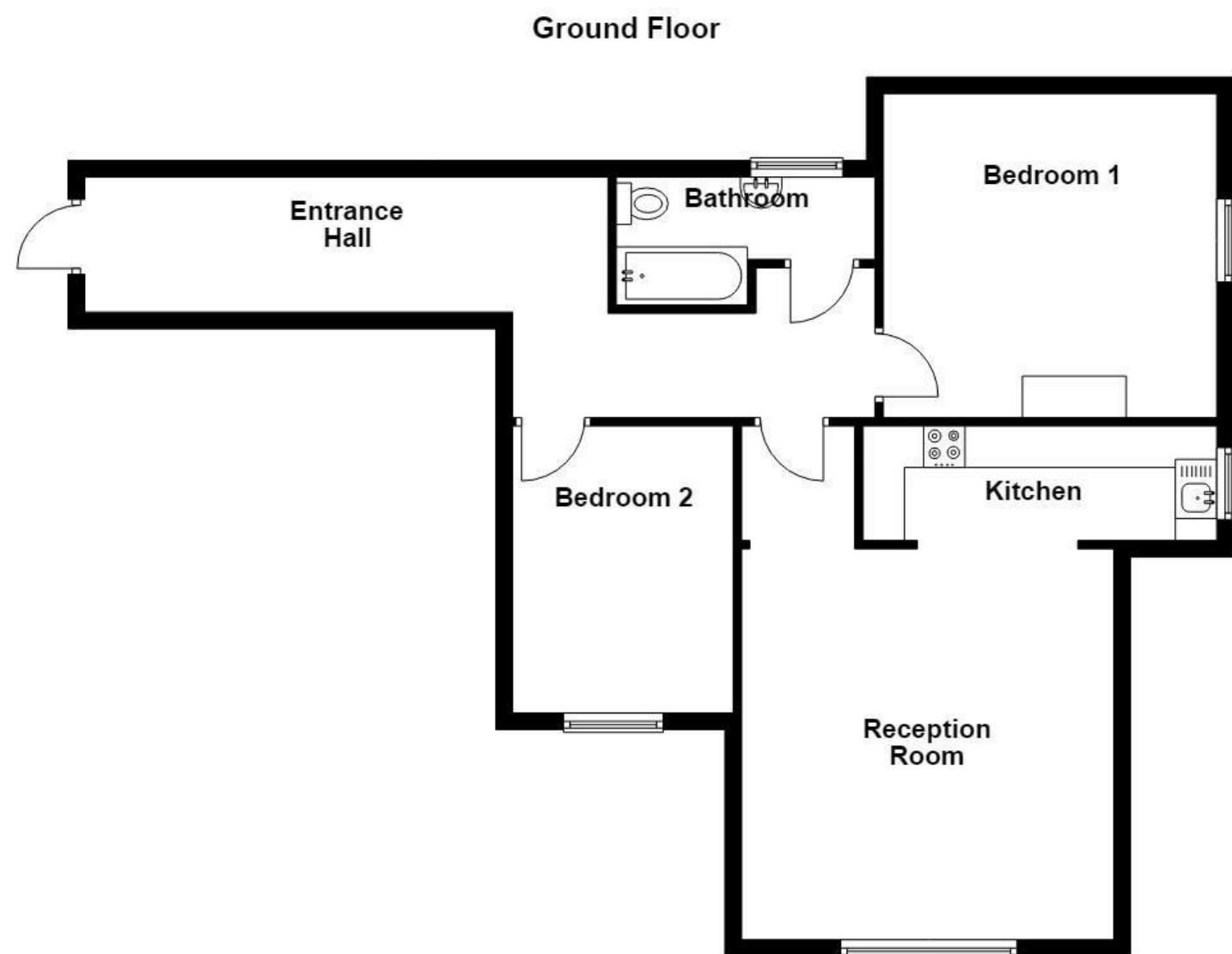




Hospital Road, Swinton, M27 4EX

£220,000

Nestled on Hospital Road in the charming area of Pendlebury, Swinton, this exquisite two-bedroom apartment offers a perfect blend of modern living and comfort. Set within a stunning building, the property boasts contemporary features that cater to the needs of today's discerning buyer.

Upon entering, you are welcomed into a spacious reception room that seamlessly integrates with an open-plan kitchen, creating an inviting space ideal for both relaxation and entertaining. The large reception area is filled with natural light, enhancing the overall ambience of the home. The kitchen is fitted with modern appliances, making it a joy to cook and dine in.

The apartment comprises two well-proportioned bedrooms, providing ample space for rest and privacy. The fitted modern bathroom is stylishly designed, ensuring a tranquil retreat for your daily routines.

Residents will appreciate the additional amenities that come with this property, including access to a communal gym room, perfect for those who value fitness and well-being. For added convenience, there is bike storage available, a mail room for secure deliveries, and a designated parking space, ensuring that your vehicle is always close at hand. Furthermore, a visitors' car park is available, making it easy for friends and family to visit.

This apartment is not just a home; it is a lifestyle choice, offering a harmonious blend of comfort, convenience, and modern living in a sought-after location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
 - Allocated Secure Parking
 - Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Two Spacious Bedrooms
 - Additional Amenities For Residents
- EPC Rating TBC
 - Open Plan Living/Kitchen/Dining Area
 - Viewing Essential

Entrance

Secure main door with intercom system.

Hallway

20'9 x 5'4 (6.32m x 1.63m)

Central heating radiator, intercom system, doors to two bedrooms, reception room and bathroom.

Bedroom Two

11'4 x 8'9 (3.45m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

10'3 x 5'4 (3.12m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, shaving point, panel bath with mixer tap, direct feed shower, tiled elevation, spotlights and lino flooring.

Bedroom One

13'2 x 12'9 (4.01m x 3.89m)

UPVC double glazed window and central heating radiator.

Reception Room

15'5 x 14'9 (4.70m x 4.50m)

UPVC double glazed window, central heating radiator, smoke alarm and open access to kitchen.

Kitchen

14' x 5'8 (4.27m x 1.73m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, integrated fridge freezer and washing machine, smoke alarm, spotlights and lino flooring.

External

Off road secure parking and car park available, bike storage.



Tel: 01617939622

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