

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

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## Charles Street, Swinton, M27 9XD

£250,000

THREE BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF SWINTON

Welcome to this charming three-bedroom semi-detached house located on Charles Street. This property is an excellent opportunity for families or first-time buyers seeking a comfortable and spacious home in a desirable area.

As you enter, you will be greeted by a generous lounge that offers ample space for relaxation and entertaining. The modern kitchen is well-equipped, providing a perfect setting for culinary adventures and family gatherings. The layout of the ground floor is designed to maximise both functionality and comfort.

Upstairs, you will find three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The first floor also features a contemporary wet room, adding convenience and style to your daily routine.

One of the standout features of this property is the large garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air on sunny days.

# Charles Street, Swinton, M27 9XD

£250,000



- Semi Detached Property
- Spacious Reception Room
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Wet Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

9'8 x 6'4 (2.95m x 1.93m)

Composite front entrance door, central heating radiator, smoke alarm, stairs to the first floor, understairs storage, wood effect flooring and doors to reception room and kitchen.

### Kitchen

8'5 x 8'2 (2.57m x 2.49m)

UPVC double glazed window, range of panelled wall and base units with laminate surfaces and tiled splashbacks, double oven, four ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, Vaillant boiler, spotlights and wood effect flooring.

### Reception Room

18'2 x 11'11 (5.54m x 3.63m)

UPVC double glazed bay window, two central heating radiators, wall mounted electric fire, television point, wood effect flooring and UPVC double glazed French doors to the rear.

## First Floor

### Landing

9'3 x 2'3 (2.82m x 0.69m)

UPVC double glazed window, smoke alarm and doors to three bedrooms and wet room.

### Bedroom One

11'9 x 10'2 (3.58m x 3.10m)

UPVC double glazed bay window and central heating radiator.

### Bedroom Two

12'6 x 8'7 (3.81m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'5 x 6' (2.57m x 1.83m)

UPVC double glazed window and central heating radiator.

### Wet Room

8'2 x 6'7 (2.49m x 2.01m)

UPVC double glazed frosted window, central heating radiator, direct feed shower, wall mounted wash basin, WC, tiled elevations, spotlights, extractor fan and lino flooring.

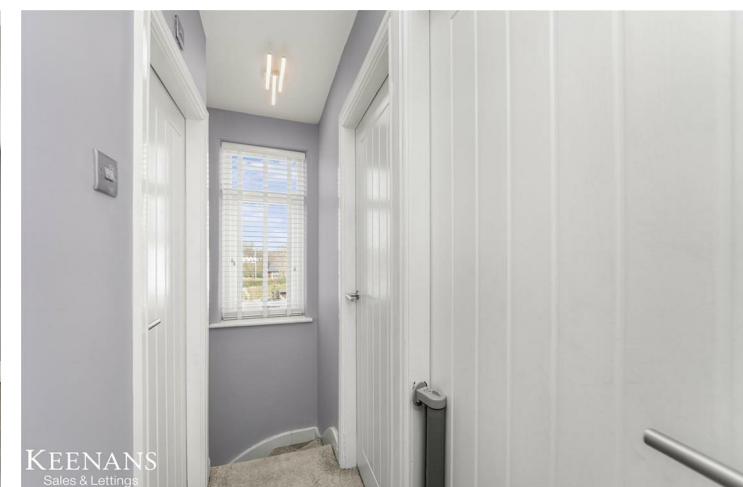
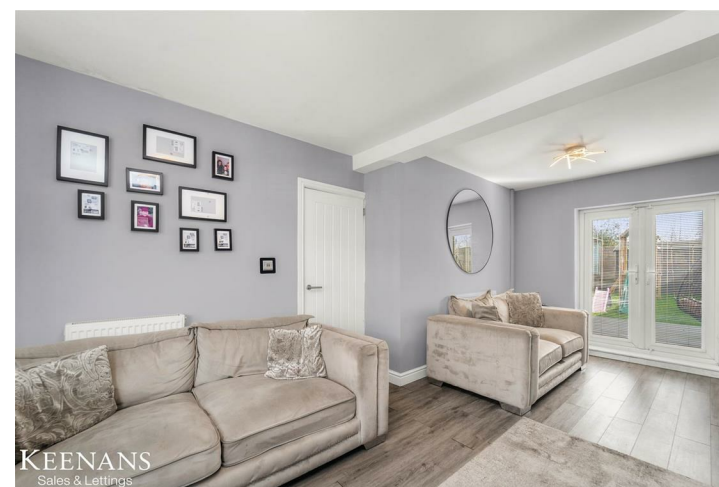
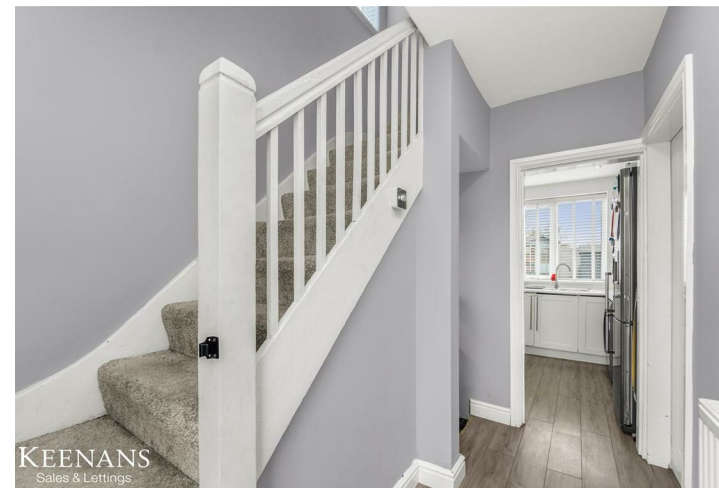
## External

### Front

Block paving.

### Rear

Enclosed laid to lawn garden with composite decking and paving.



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