

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(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.

Ennerdale Avenue, Manchester, M27 5NF

Offers Over £240,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

Located on Ennerdale Avenue in the charming area of Swinton, Manchester, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living.

As you enter, you are welcomed into a spacious lounge that seamlessly flows into the dining room, creating an inviting atmosphere perfect for both relaxation and entertaining. The separate kitchen is well-equipped, providing a functional space for culinary pursuits. Additionally, the convenience of a downstairs WC enhances the practicality of this home.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

The modern family bathroom is thoughtfully designed, ensuring that it meets the needs of a busy household. With no chain delay, this property is ready for you to move in and make it your own without the hassle of waiting.

In summary, this three-bedroom semi-detached house on Ennerdale Avenue is a fantastic find, combining spacious living areas, a generous garden, and a prime location in Swinton. It is an ideal choice for those seeking a comfortable and modern family home.

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Offers Over £240,000

 3  1  2  C

- Immaculate Semi Detached Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Complete Blank Canvas
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Extensive Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Vestibule

7'3 x 2'8 (2.21m x 0.81m)

UPVC double glazed frosted front door and windows, wood effect flooring and door to hall.

Hall

7'5 x 6'11 (2.26m x 2.11m)

UPVC double glazed window, central heating radiator, smoke detector, wood effect flooring, doors to reception room, under stairs storage and stairs to first floor.

Reception Room

15'6 x 12'2 (4.72m x 3.71m)

UPVC double glazed window, central heating radiator, log burner, open to dining room and door to kitchen.

Dining Room

8'7 x 6'9 (2.62m x 2.06m)

Central heating radiator, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

WC

6'8 x 3'11 (2.03m x 1.19m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, partially tiled elevations, part wood effect and part tiled effect flooring.

Kitchen

9'11 x 7'5 (3.02m x 2.26m)

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

First Floor

Landing

7'8 x 6'0 (2.34m x 1.83m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

12'5 x 9'10 (3.78m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Two

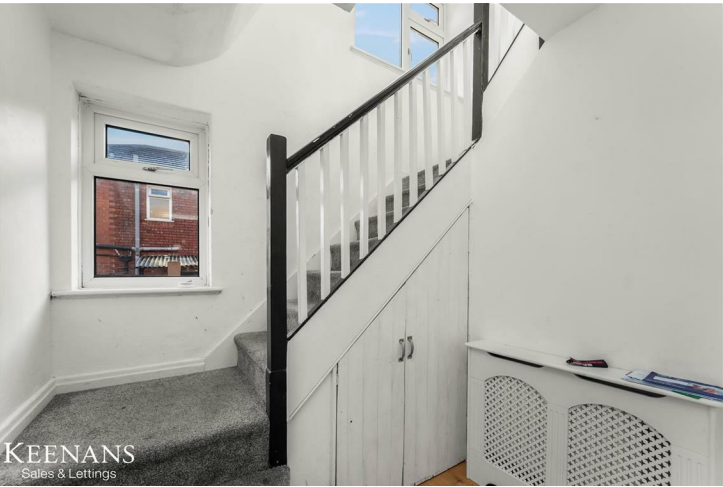
12'5 x 9'0 (3.78m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 7'4 (3.02m x 2.24m)

UPVC double glazed window and central heating radiator.



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