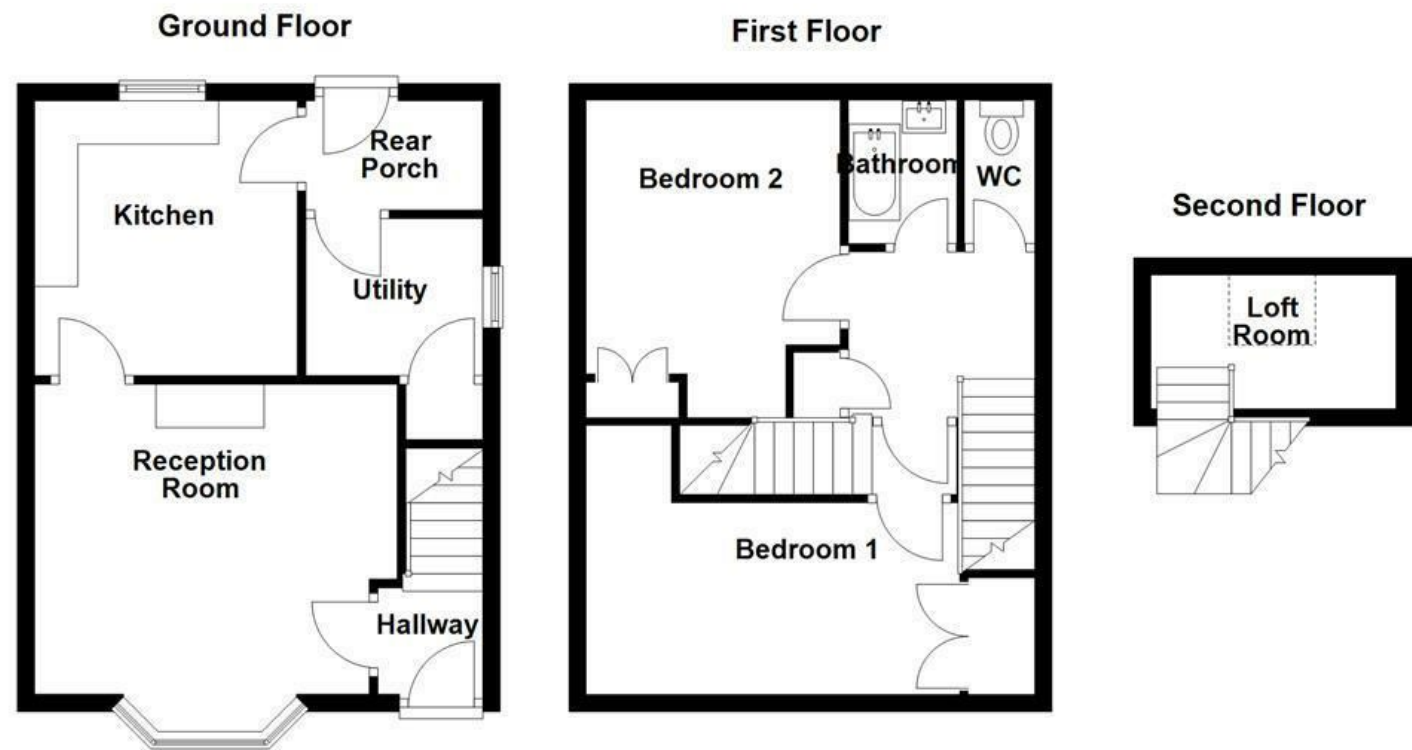




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Hazel Avenue, Swinton, M27 4UT

Offers Over £220,000

IMPRESSIVE AND SPACIOUS TWO BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this charming two-bedroom semi-detached house located on Hazel Avenue in the peaceful area of Swinton, Manchester. This delightful family home offers a spacious and inviting atmosphere, perfect for modern living.

As you enter, you are greeted by a front-facing reception room, featuring elegant bay windows that allow natural light to flood the space. The room is adorned with modern decor and boasts a cast iron log burner, creating a warm and cosy environment for those chilly evenings. The layout flows seamlessly from the reception room to the well-appointed kitchen, which is designed with contemporary finishes and includes ample space for a dining table, making it ideal for family meals and entertaining guests.

Adjacent to the kitchen, you will find a practical utility area that provides additional storage and space for essential appliances such as a fridge and washing machine. The property also benefits from a large rear garden, perfect for outdoor activities and relaxation.

On the first floor, the home features two generously sized double bedrooms, both equipped with storage solutions to keep your living space tidy. Additionally, there is a separate toilet room and a washroom for added convenience.

A standout feature of this property is the attic conversion, which has been thoughtfully designed to serve as a home office. This versatile space is fitted with a skylight, central heating, and plug sockets, making it an ideal environment for productivity.

Hazel Avenue, Swinton, M27 4UT

Offers Over £220,000

 2  1  1  E

- Semi Detached Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating E
- Two Bedrooms & Attic Room
 - Bathroom & Separate WC
 - Freehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Hallway

4'3 x 3'11 (1.30m x 1.19m)

UPVC double glazed front entrance door, smoke alarm, parquet flooring, stairs to the first floor and door to the reception room.

Reception Room

14'1 x 11'9 (4.29m x 3.58m)

UPVC double glazed bay window, central heating radiator, two feature wall lights, cast iron multi fuel burning stove with marble surround, parquet flooring.

Kitchen

10'10 x 10' (3.30m x 3.05m)

UPVC double glazed window, central heating radiator, freestanding gas cooker, stainless steel sink with drainer, door to the back hall.

Back Hall

Tiled flooring and doors to storage, utility room and to the rear.

Utility Room

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, space for fridge, plumbing for washing machine, understairs storage and tiled flooring.

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke alarm, loft access and doors to two bedrooms, bathroom and WC.

Bedroom One

14'2 x 10'2 (4.32m x 3.10m)

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

Bedroom Two

9'8 x 9' (2.95m x 2.74m)

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

Bathroom

5'5 x 4'9 (1.65m x 1.45m)

UPVC double glazed frosted window, bath with direct feed shower overhead, vanity top wash basin, tiled elevations, extractor fan and laminate flooring.

WC

5'6 x 2'5 (1.68m x 0.74m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, part tiled elevations and laminate flooring.

Second Floor

Attic Room

9'8 x 5'1 (2.95m x 1.55m)

Skylight and central heating radiator.



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