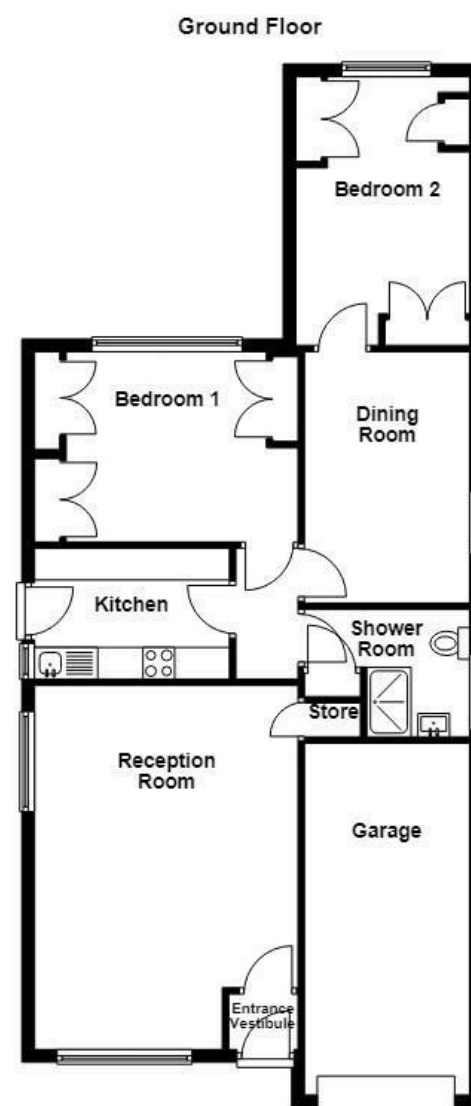




Barton Road, Swinton, M27 5LQ

£300,000

THE PERFECT TRUE BUNGALOW WITH NO CHAIN DELAY

Nestled on the desirable Barton Road in Swinton, Manchester, this charming detached true bungalow presents an exceptional opportunity for those seeking a spacious and versatile home. With no chain delay, this property is ready for you to move in and make it your own.

The bungalow boasts two generously sized double bedrooms, each equipped with fitted wardrobes, providing ample storage space. The layout includes two inviting living areas, perfect for relaxation or entertaining guests. The neutral decoration throughout creates a warm and welcoming atmosphere, allowing you to easily personalise the space to suit your taste.

An added bonus is the garage, which offers additional storage or potential for a workshop. The property is set on a double driveway, ensuring convenient off-road parking for you and your guests. The stunning wrap-around gardens to the rear provide a delightful outdoor space, ideal for enjoying sunny days or hosting family gatherings.

This bungalow is a complete blank canvas, making it an excellent choice for small families or couples looking to downsize without compromising on space. Located in one of the most sought-after areas, this property truly is not to be missed. Embrace the opportunity to own a lovely home in a fantastic location.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  2  D

- Detached Bungalow
 - Two Reception Rooms
 - Off Road Parking
 - EPC Rating D
- Two Bedrooms
 - Shower Room
 - Freehold - Rentcharge
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'7 x 2'10 (1.09m x 0.86m)

Hardwood single glazed frosted door to the reception room.

Reception Room

15'1 x 13'8 (4.60m x 4.17m)

Two UPVC double glazed windows, central heating radiator, gas fire with limestone hearth and surround, television point, storage cupboard, door to the hallway.

Hallway

7 x 3'2 (2.13m x 0.97m)

Loft access, smoke alarm, doors to kitchen, dining room, bedroom one and shower room.

Kitchen

10'1 x 6'9 (3.07m x 2.06m)

UPVC double glazed frosted window, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric high rise oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring.

Bedroom One

13'8 x 9'10 (4.17m x 3.00m)

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

Dining Room

13'9 x 8'7 (4.19m x 2.62m)

UPVC double glazed window, central heating radiator, smoke alarm, door to bedroom two.

Bedroom Two

13'11 x 9 (4.24m x 2.74m)

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

Shower Room

8'7 x 6'7 (2.62m x 2.01m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, electric feed walk in shower

with integrated seating and rinse head, integrated linen cupboard, tiled elevations, tiled flooring.

External

Front

Block paved double driveway with bedding areas and access to the garage.

Rear

Enclosed laid to lawn garden with decking, bedding, apple trees and blocked paved areas.



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