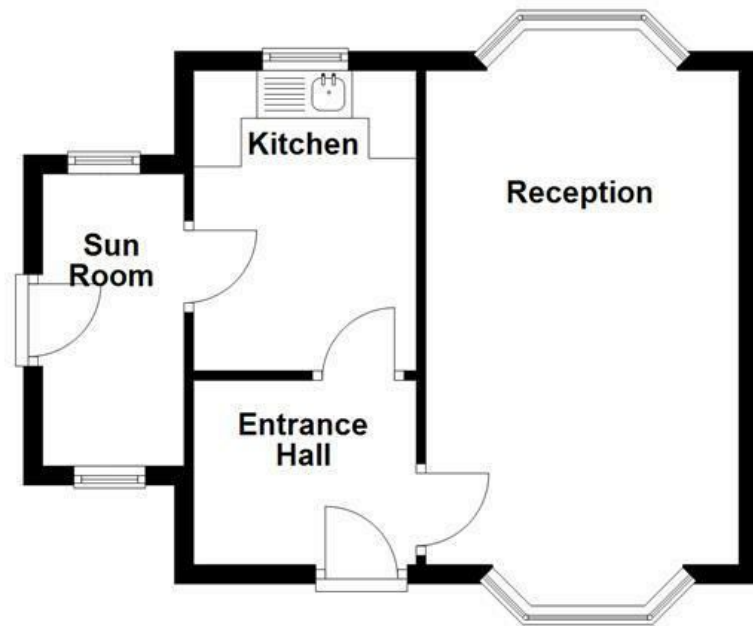
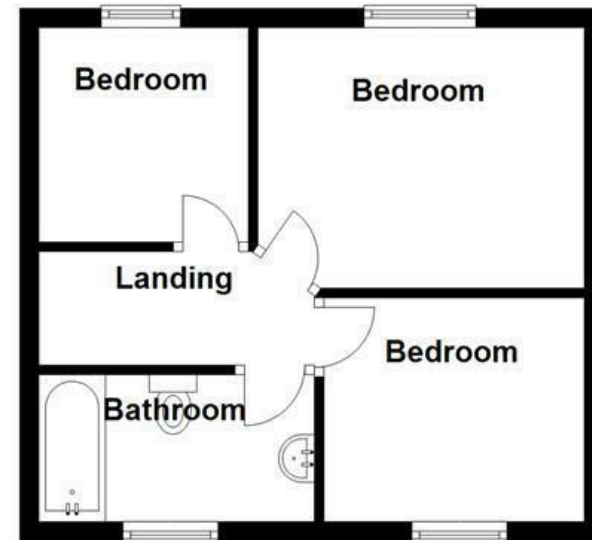


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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.

## Manor Road, Manchester, M27 5GA

### Offers Over £260,000

Nestled on the charming Manor Road in Swinton, Manchester, this stunning house is a true gem that stands out as one of the largest properties on the street. With three spacious bedrooms, this home offers ample room for families or those seeking extra space for guests or a home office.

The property features a well-appointed three-piece bathroom, ensuring comfort and convenience for all residents. One of the highlights of this home is the delightful wrap-around garden, providing a perfect outdoor space for relaxation, gardening, or entertaining friends and family during the warmer months.

Additionally, the property boasts a driveway, offering off-road parking and ease of access. This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely community. With its appealing features and prime location, this property is sure to attract interest from those looking for a beautiful home in Swinton. Don't miss the chance to make this stunning house your own.

# Manor Road, Manchester, M27 5GA

Offers Over £260,000



- Tenure TBC
- Council Tax Band B
- EPC Rating D
- Off Road Parking
- Three Well Proportioned Bedrooms
- Abundance of Outdoor Space
- Ideal family home with viewing essential
- Easy access to major network links
- Great Potential
- Well Kept Family Home

## Ground Floor

### Entrance

### Hallway

6'8 x 7 (2.03m x 2.13m)

Composite door with frosted window, UPVC double glazed window, two central heating radiators. stairs to first floor, doors to reception room and kitchen.

### Reception Room

17 x 10'11 (5.18m x 3.33m)

UPVC double glazed bay windows, central heating radiators, gas fire with marble surround.

### Kitchen

7'4 x 10'4 (2.24m x 3.15m)

UPVC double glazed window, central heating radiator, UPVC door to sun room, wooden wall and base units, combi boiler, integrated cooker and 4 ring electric stove.

### Sun Room

7'10 x 4'11 (2.39m x 1.50m )

UPVC double glazed windows, plumbing for washing machine.

## First Floor

### Landing

### Bedroom One

11'5 x 8'6 (3.48m x 2.59m)

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

### Bedroom Two

11 x 9'4 (3.35m x 2.84m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

7'8 x 7'9 (2.34m x 2.36m)

UPVC double glazed window, central heating radiator.

### Bathroom

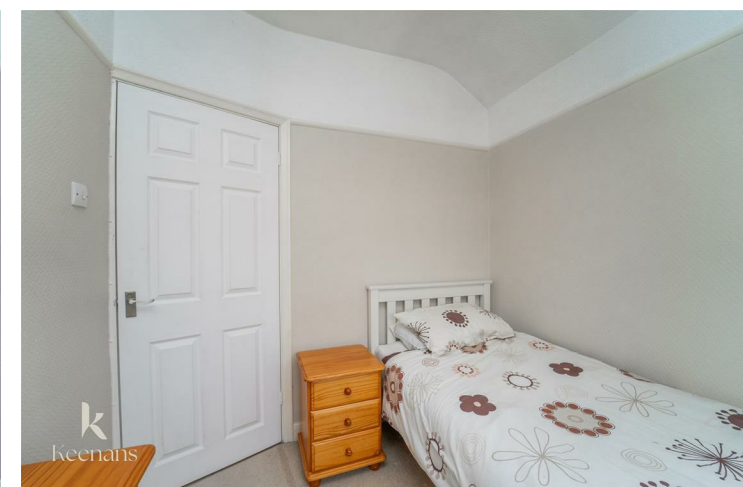
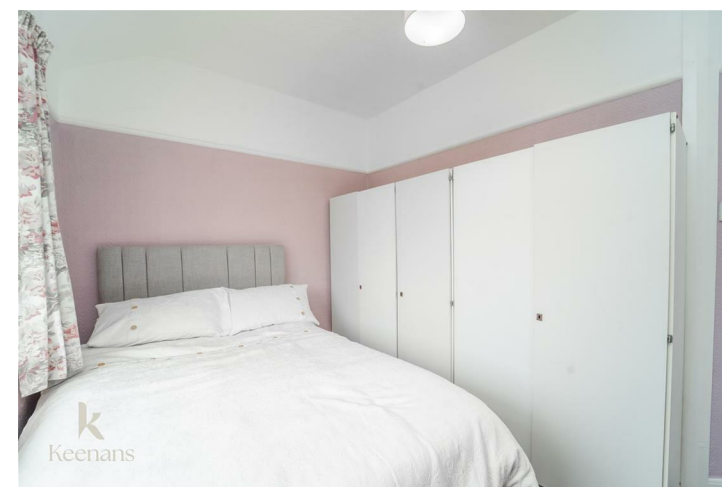
7.8 x 5'11 (2.13m.2.44m x 1.80m)

UPVC double glazed frosted window, heated towel rail, fully tiles elevations, spot lights, dual flush W/C, tiled single bath, vanity top basin.

## External

### Front

### Rear



Tel: 01617939622

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