



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## The Square, Manchester, M27 5RL

### Offers Over £210,000

A BRILLIANT THREE BEDROOM PROPERTY IN SWINTON - WITH NO CHAIN DELAY

Nestled in the heart of The Square, Swinton, Manchester, this charming three-bedroom house presents an excellent opportunity for families seeking a welcoming home in a desirable location. The property boasts a spacious layout, ideal for both relaxation and entertaining, making it perfect for family life.

The surrounding area is known for its community spirit and convenient amenities, ensuring that all your daily needs are within easy reach. Families will appreciate the nearby parks and recreational facilities, providing ample opportunities for outdoor activities and quality time together.

Transport links in the vicinity are commendable, offering easy access to Manchester city centre and beyond. This makes commuting a breeze, whether for work or leisure, allowing you to enjoy the vibrant culture and attractions that the city has to offer.

In summary, this three-bedroom house in Swinton is a fantastic choice for families looking for a comfortable and convenient home in a friendly neighbourhood. With its desirable location and excellent transport connections, it truly is a property worth considering.

# The Square, Manchester, M27 5RL

Offers Over £210,000



- Three Bedroom Family Home
  - Ideal For Families Or First Time Buyers
  - Potential For Off Road Parking
  - Tenure - Freehold
- No Chain Delay
  - Popular Swinton Location
  - EPC Rating - TBC
- Spacious Living Accommodation
  - Excellent Transport Links And Local Amenities
  - Council Tax Band - A

## Ground Floor

### Hall

11'1 x 6'3 (3.38m x 1.91m)

Solid wood frame double glazed window, central heating radiator, coving, lino flooring, doors leading to kitchen and reception room, stairs to first floor.

### Kitchen

10'11 x 9'4 (3.33m x 2.84m)

Solid wood frame double glazed window, central heating radiator, range of wall and base units, laminate surfaces, tiled splashbacks, stainless steel sink and draining board with mixer tap, space for freestanding oven with stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, lino flooring, composite double glazed door leading to rear.

### Reception Room

13'5 x 17'3 (4.09m x 5.26m)

Solid wood frame double glazed window, central heating radiator, living flame gas fire, granite hearth, tiled surrounding, lino flooring, UPVC double glazed sliding doors to rear.

## First Floor

### Bedroom One

13'1" x 10'3" (3.99m x 3.14m)

Solid wood frame double glazed window, central heating radiator.

### Bedroom Two

12'0" x 8'0" (3.66m x 2.44m)

Solid wood frame double glazed window, central heating radiator.

### Bedroom Three

11'8" x 7'2" (3.58m x 2.20m)

Solid wood frame double glazed window, central heating radiator.

### Bathroom

6'6 x 6 (1.98m x 1.83m)

Solid wood frame double glazed window, heated towel rail, dual flush WC, vanity top washbasin with mixer tap, panelled bath with traditional taps, direct feed shower with rinse head, tiled elevations, terracotta tiled flooring.

## External

## Front

Laid to lawn garden, mature shrubbery.

## Rear

Laid to lawn garden, bedding areas, patio area, mature shrubbery.



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