


| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 82  |
| (81-91) B                                   |         |   |
| (69-80) C                                   | 71      |   |
| (55-68) D                                   |         |   |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Normanby Street, Manchester, M27 9TW

### £259,950

#### TWO-BEDROOM BUNGALOW IN SWINTON

Nestled on the charming Normanby Street in Swinton, Manchester, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

As you enter, you are welcomed by a spacious reception room that seamlessly extends into a dining area, creating an inviting space for relaxation and entertaining. The well-equipped kitchen is designed for practicality, making meal preparation a pleasure. The bathroom is thoughtfully appointed, ensuring a comfortable experience for all residents.

Outside, the property boasts off-road parking, a valuable asset in this bustling area. The enclosed rear yard is low maintenance, providing a serene outdoor space to unwind, and it also features a garage for additional storage or parking needs.

This bungalow is not only a lovely home but also a fantastic opportunity to enjoy a quiet lifestyle while being conveniently located near local amenities and transport links. Whether you are looking to settle down or invest, this property is sure to impress.

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# Normanby Street, Manchester, M27 9TW

## £259,950

 2  1  2  C

- Semi Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking And Detached Garage
- EPC Rating: C
- Two Bedrooms
- Bathroom With Wet Room Shower
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: B

### Ground Floor

#### Hall

9'8 x 9'3 (2.95m x 2.82m)  
UPVC double glazed frosted entrance door, central heating radiator, loft access, smoke alarm, storage cupboard, wood effect flooring and doors to reception room, two bedrooms and bathroom.

#### Reception Room One

15'1 x 9'11 (4.60m x 3.02m)  
Central heating radiator, coving, electric fire, marble effect surround and mantel, wood effect flooring and open access to reception room two.

#### Reception Room Two

10' x 9'5 (3.05m x 2.87m)  
UPVC double glazed window, central heating radiator, wood effect flooring, double doors to kitchen and UPVC double glazed door to rear.

#### Kitchen

13'10 x 8'8 (4.22m x 2.64m)  
UPVC double glazed window, UPVC double glazed frosted window, spotlights, wall and base units, wood effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven and grill in high rise unit, four ring electric hob, extractor hood, plumbing for washing machine, integrated dishwasher and wood effect flooring.

#### Bedroom One

12'11 x 9'11 (3.94m x 3.02m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

#### Bedroom Two

9'3 x 8'10 (2.82m x 2.69m)  
UPVC double glazed box window, central heating radiator and wood effect flooring.

#### Bathroom

10'8 x 5'6 (3.25m x 1.68m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, electric feed shower, extractor fan, tile elevations and wet room flooring.

#### External

##### Front

Laid to lawn and gated paved driveway.

##### Rear

Enclosed paved garden and detached garage.



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