



185 Swinton Hall Road, Swinton

Manchester



In Excess of £230,000

# 185 Swinton Hall Road

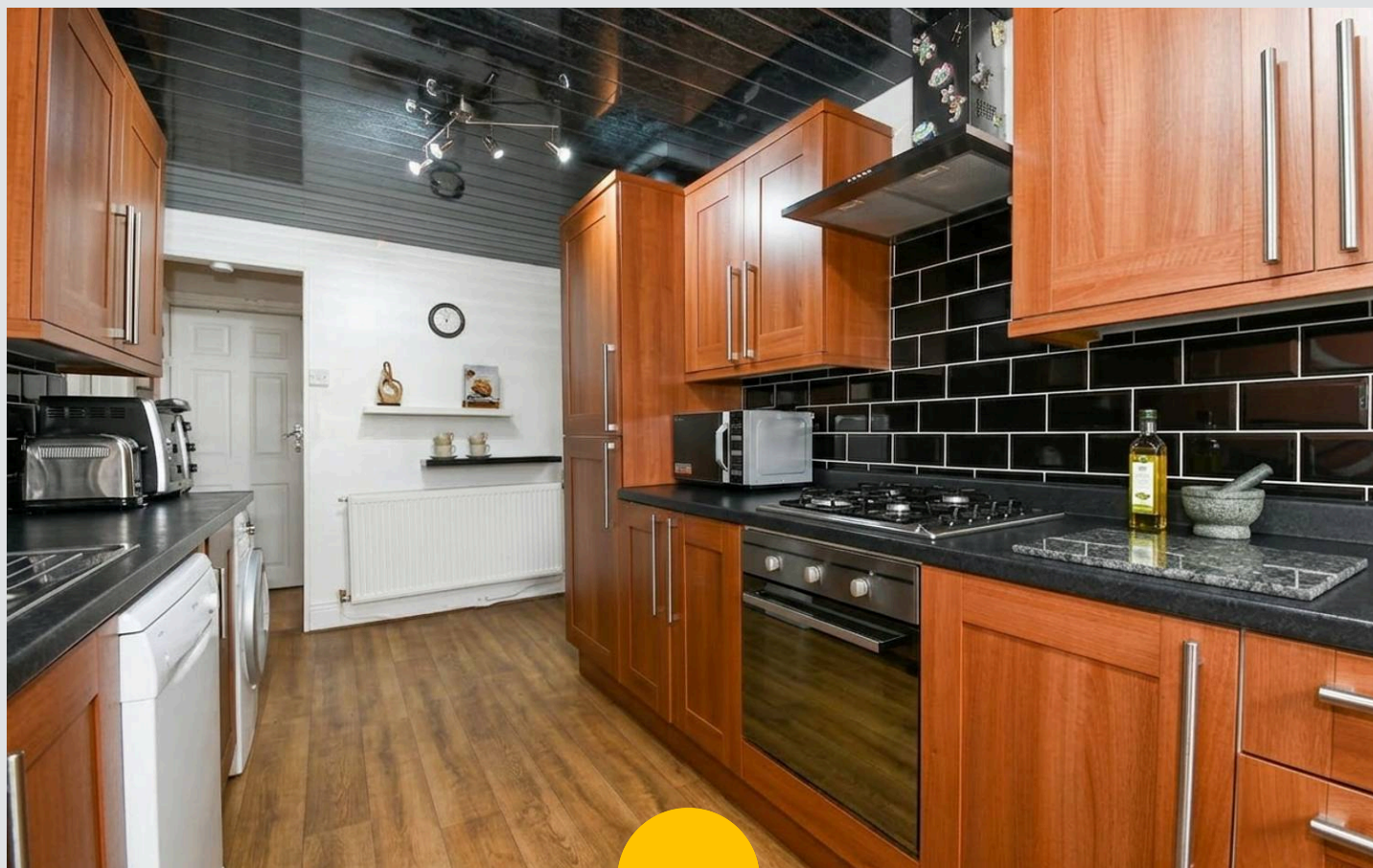
Swinton, Manchester

\* PERFECT FIRST HOME OR INVESTMENT \* Ideally positioned in a POPULAR central Swinton location & DECEPTIVELY SPACIOUS, this FANTASTIC property features 3 GENEROUS BEDROOMS and a fitted bathroom to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, 2 RECEPTION ROOMS, and a fitted MODERN KITCHEN. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING TO THE FRONT and a decked yard to the rear. Situated within WALKING DISTANCE of shops, parks, public transport & many local amenities, COULD THIS BE THE ONE FOR YOU? CALL US NOW TO BOOK A VIEWING!

Council Tax band: A

Tenure: Freehold

- PERFECT FIRST HOME OR INVESTMENT
- 3 GENEROUS BEDROOMS
- 2 RECEPTION ROOMS
- POPULAR LOCATION IN CENTRAL SWINTON
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- OFF-ROAD PARKING
- FITTED MODERN KITCHEN
- DECKED YARD TO THE REAR
- WALKING DISTANCE TO SHOPS, PARKS, PUBLIC TRANSPORT AND MANY LOCAL AMENITIES



HILLS



### Bedroom Two

Dimensions: 13' 9" x 9' 5" (4.19m x 2.87m). Carpeted, ceiling light point, power point, upvc double glazed to the rear and a single radiator.

### Hall

Dimensions: 15' 4" x 2' 9" (4.67m x 0.84m). Upvc door to the front, laminated flooring, double radiator and ceiling light point.

### Bathroom

Dimensions: 6' 4" x 4' 9" (1.93m x 1.45m). Vinyl tiled flooring, ceiling light point, upvc double glazed window to the side, partly tiled, three piece white suite with over bath thermo shower and an extractor.

### Front

Off road parking.

### Kitchen

Dimensions: 20' 6" x 7' 5" (6.24m x 2.26m). Tiled flooring, two ceiling light points, power point, upvc door to the side, upvc double glazed window to the rear, roll top work surfaces, wash and basin units, tiled splash back, electric oven, gas hob, stainless steel extractor and sink, space for washing machine, fridge freezer, single radiator and under stairs storage.

### Bedroom Three

Dimensions: 9' 6" x 7' 9" (2.89m x 2.36m). Carpeted, ceiling light point, power point, double radiator, upvc double glazed window to the rear.

### Reception One

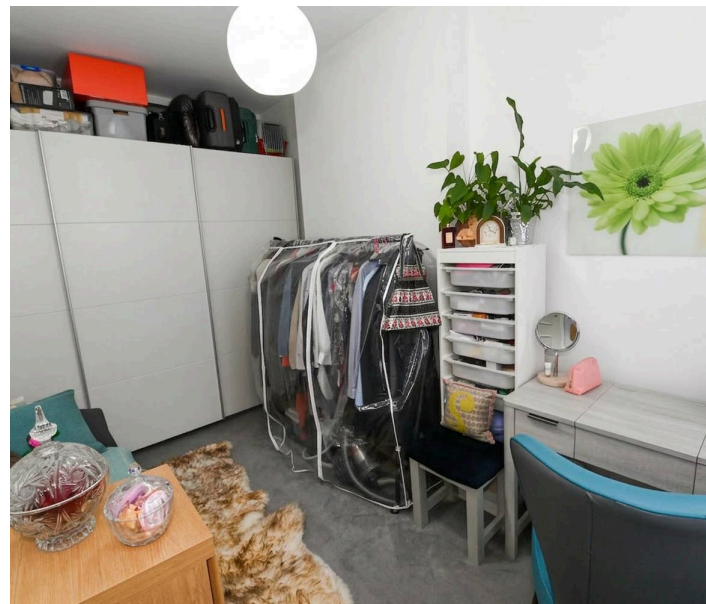
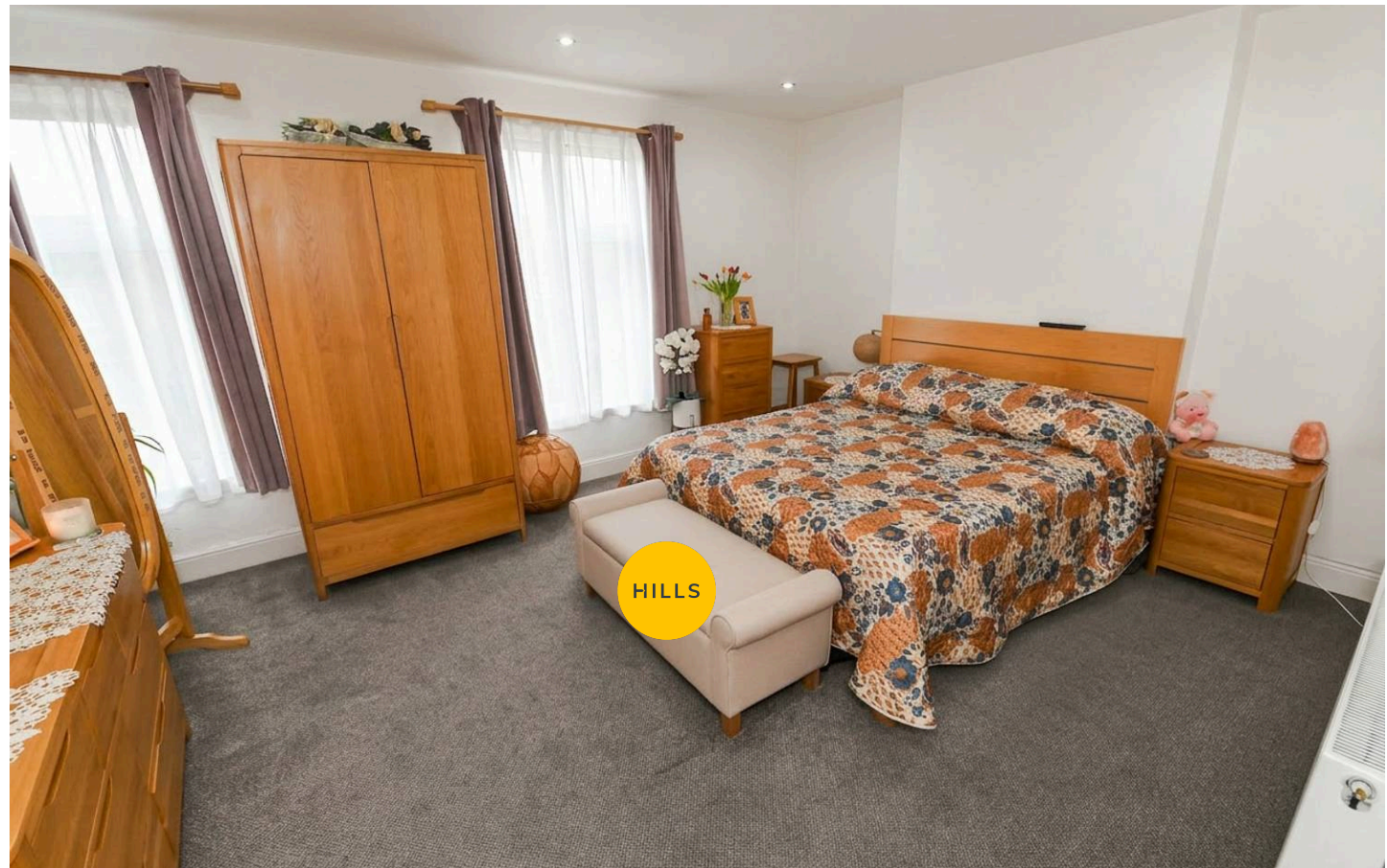
Dimensions: 12' 4" x 11' 7" (3.76m x 3.53m). Carpeted ceiling light point, power and tv point, single radiator upvc double glazed window to the front.

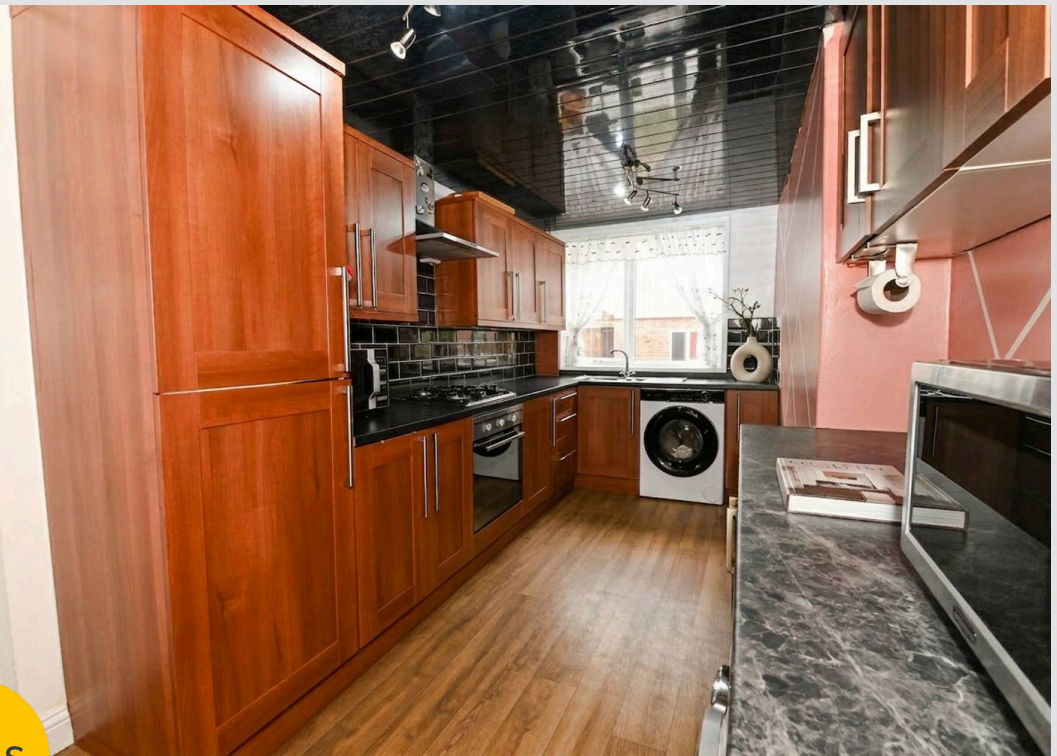
### Landing

Dimensions: 21' 1" x 4' 9" (6.42m x 1.45m). Carpeted, ceiling light point, power point, loft hatch, built in storage.

### Reception Two

Dimensions: 13' 9" x 11' 5" (4.19m x 3.48m). Laminated flooring, spotted ceiling light points, power and tv point,





HILLS







## Hills Swinton | Salfords Estate Agent

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