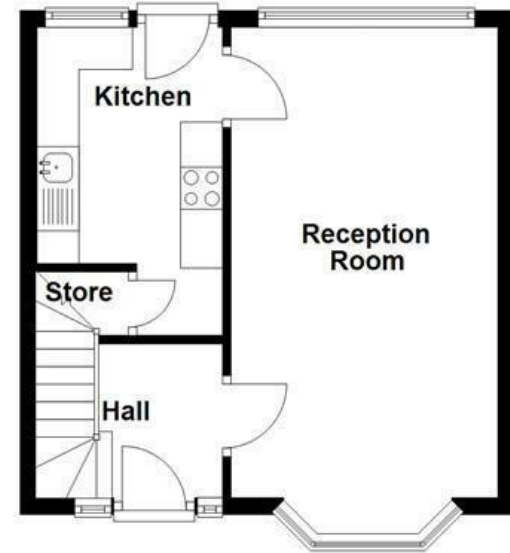


**Ground Floor**  
Approx. 43.3 sq. metres (466.0 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.0 sq. feet)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Anson Road, Swinton, M27 5GZ

### Offers Over £270,000

BEAUTIFUL THREE BEDROOM PROPERTY, PERFECT FOR A FAMILY.

Nestled on the charming Anson Road in Swinton, Manchester, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living.

As you enter, you are welcomed by a large reception room, perfect for entertaining guests or enjoying cosy family evenings. The room is filled with natural light, creating a warm and inviting atmosphere. The layout of the home is designed to maximise space and functionality, making it ideal for modern living.

One of the standout features of this property is the expansive garden, which includes a shed and a garage, providing plenty of storage options. The garden is a wonderful space for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests.

Located in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a perfect choice for families. With its combination of space, comfort, and outdoor enjoyment, this semi-detached house on Anson Road is a fantastic opportunity not to be missed. Whether you are looking to settle down or invest, this property is sure to meet your needs.

For more information or to book a viewing, please contact our Swinton branch for more information.

# Anson Road, Swinton, M27 5GZ

Offers Over £270,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating TBC
- Three Bedrooms
- Bathroom & Separate WC
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Door

Composite double glazed frosted leaded door to hallway.

### Hallway

7'3 x 6 (2.21m x 1.83m)

Two UPVC double glazed windows, central heating radiator, hardwood door to reception room, stairs to first floor.

### Reception Room

18'4 x 10'5 (5.59m x 3.18m)

UPVC double glazed window and bay window, central heating radiator, electric fire with granite hearth and surround with hardwood mantle, picture rail, two hardwood doors to hallway and kitchen, wood effect laminate flooring.

### Kitchen

10'8 x 7'3 (3.25m x 2.21m)

UPVC double glazed window, upright central heating radiator, glossed wall and base units with corian surface, single electric oven with four electric rings, tiled splash back and extractor hood, stainless steel single sink, space for fridge/freezer and washing machine, three hardwood doors to reception room, rear and storage, wood effect laminate flooring.

## First Floor

### Landing

7'4 x 6'4 (2.24m x 1.93m)

UPVC double glazed frosted window, loft hatch, five hardwood doors to bedrooms one, two, and three, bathroom and WC, stairs to first floor.

### Bedroom One

10'9 x 9'3 (3.28m x 2.82m)

UPVC double glazed bay window, central heating radiator, picture rail, hardwood door to landing.

### Bedroom Two

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed window, central heating radiator, picture rail, hardwood door to landing.

### Bedroom Three

7'4 x 6'3 (2.24m x 1.91m)

UPVC double glazed window, central heating radiator, hardwood door to landing.

## WC

5 x 2'7 (1.52m x 0.79m)

UPVC double glazed frosted window, one piece suite featuring a dual flush WC, spotlights, tile elevations, hardwood door to landing, wood effect laminate flooring.

## Bathroom

7'4 x 4'8 (2.24m x 1.42m)

UPVC double glazed frosted window, heated chrome towel rail, two piece suite featuring a vanity top wash basin with mixer tap, and a paneled bath with overhead direct feed rainfall shower and additional rinse head, spotlights, extractor fan, tiled elevations, hardwood door to landing, wood effect laminate flooring.

## Externals

### Garage

16'2 x 8'3 (4.93m x 2.51m)

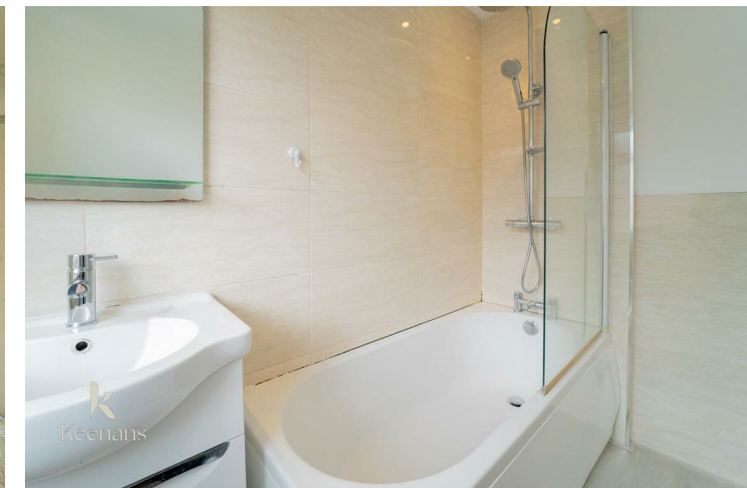
Up and over door.

### Rear

Paving, bedding areas, mature shrubs, laid to lawn, hardwood shed.

### Front

Gravel driveway, paving, laid to lawn, mature shrubs.



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