



1A Fernlea Crescent, Swinton

Manchester



In Excess of £300,000



# 1a Fernlea Crescent

Swinton, Manchester

Council Tax band: D

Tenure: Leasehold

- NO CHAIN
- PRICED FOR A QUICK SALE
- THREE BEDROOM DETACHED HOUSE
- NEWLY BUILT
- FINISHING TO EXTERIOR REQUIRED
- NEW BATHROOMS AND KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- WALKING DISTANCE TO SWINTON TOWN CENTRE
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS



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**Hallway**

16' 9" x 6' 3" (5.1m x 1.9m)

**Wc**

5' 11" x 2' 7" (1.8m x 0.8m)

**Living room**

19' 4" x 11' 2" (5.9m x 3.4m)

**Kitchen/Dining room**

12' 2" x 17' 9" (3.7m x 5.4m)

**Landing**

10' 6" x 6' 7" (3.2m x 2m)

**Bedroom 1**

11' 6" x 13' 5" (3.5m x 4.1m)

**En-suite**

7' 3" x 3' 11" (2.2m x 1.2m)

**Bedroom 2**

12' 6" x 10' 2" (3.8m x 3.1m)

**Bedroom 3**

6' 3" x 6' 11" (1.9m x 2.1m)

**Bathroom**

6' 7" x 10' 2" (2m x 3.1m)



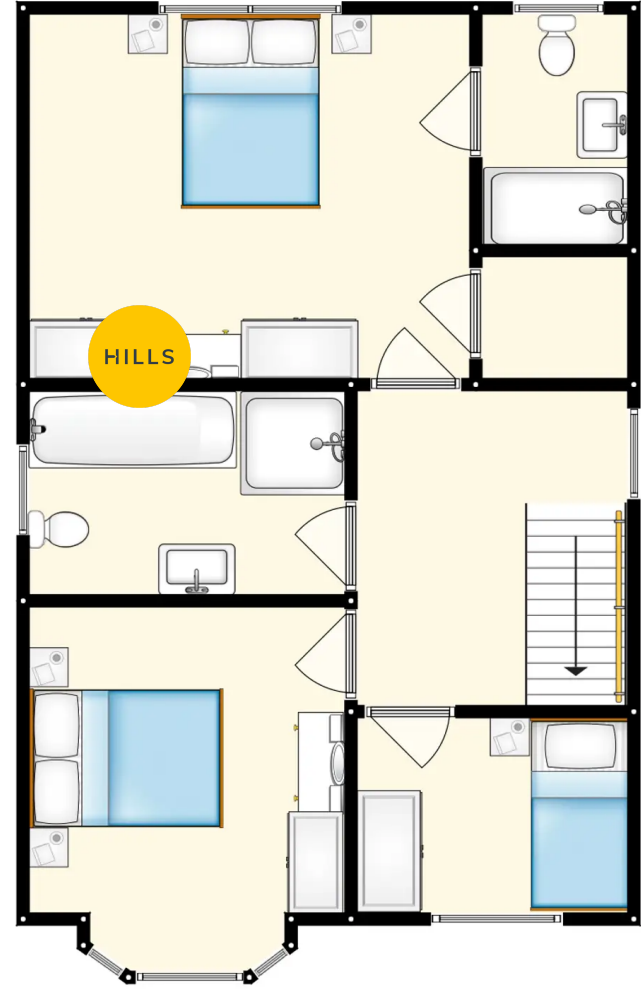




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