



40 Clarendon Road, Swinton

Manchester



In Excess of £200,000

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Swinton, Manchester

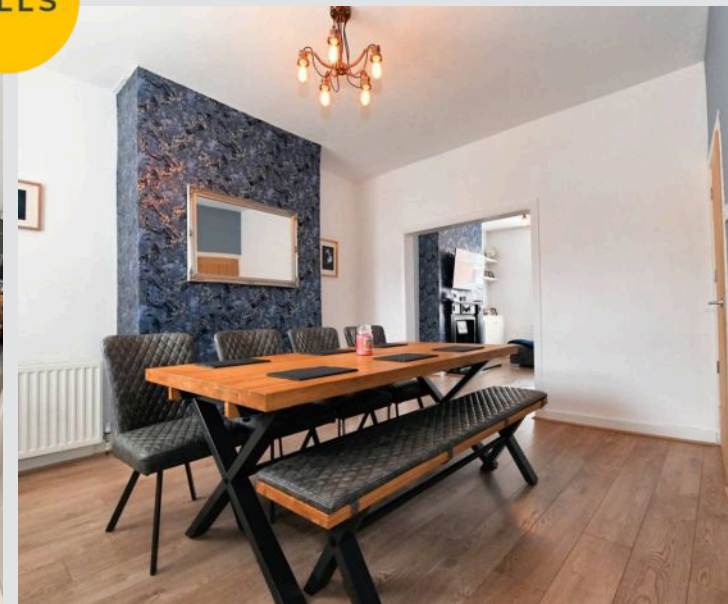
A BEAUTIFULLY PRESENTED AND SPACIOUS END OF TERRACE HOUSE. On the ground floor, the house offers an entrance hallway, a lounge, a dining room and a modern fitted kitchen. On the first floor there are three bedrooms and a modern family bathroom with a shower and bath. The property Council Tax band: A

Tenure: Freehold

- PERFECT FOR FIRST TIME BUYERS / INVESTMENT
- 3 SPACIOUS BEDROOMS
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN 4 PIECE BATHROOM
- LOW MAINTENANCE REAR GARDEN
- CENTRAL SWINTON LOCATION
- WITHIN WALKING DISTANCE TO MANY LOCAL AMENITIES & TRANSPORT LINKS



HILLS



Hall

13' 9" x 3' 11" (4.20m x 1.20m)

Lounge

14' 1" x 10' 6" (4.30m x 3.20m)

Dining Room

13' 9" x 12' 2" (4.20m x 3.70m)

Kitchen

14' 1" x 8' 6" (4.30m x 2.60m)

Landing

14' 1" x 4' 11" (4.30m x 1.50m)

Bedroom One

13' 9" x 10' 2" (4.20m x 3.10m)

Bedroom Two

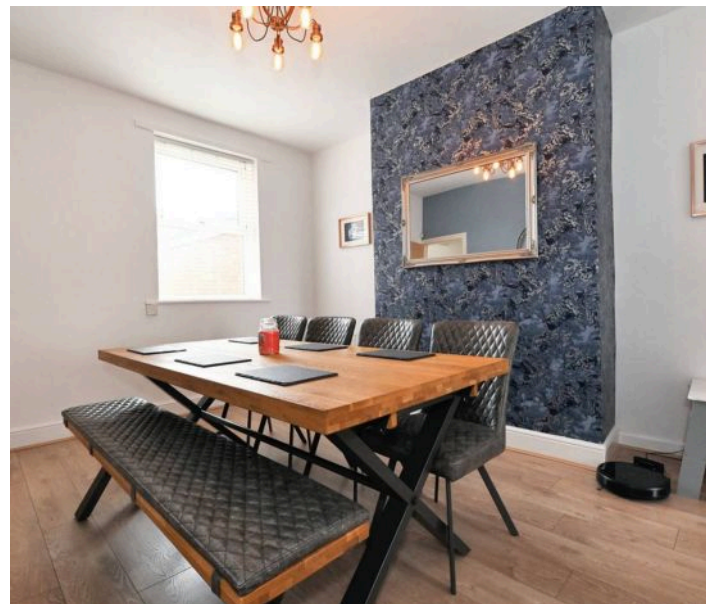
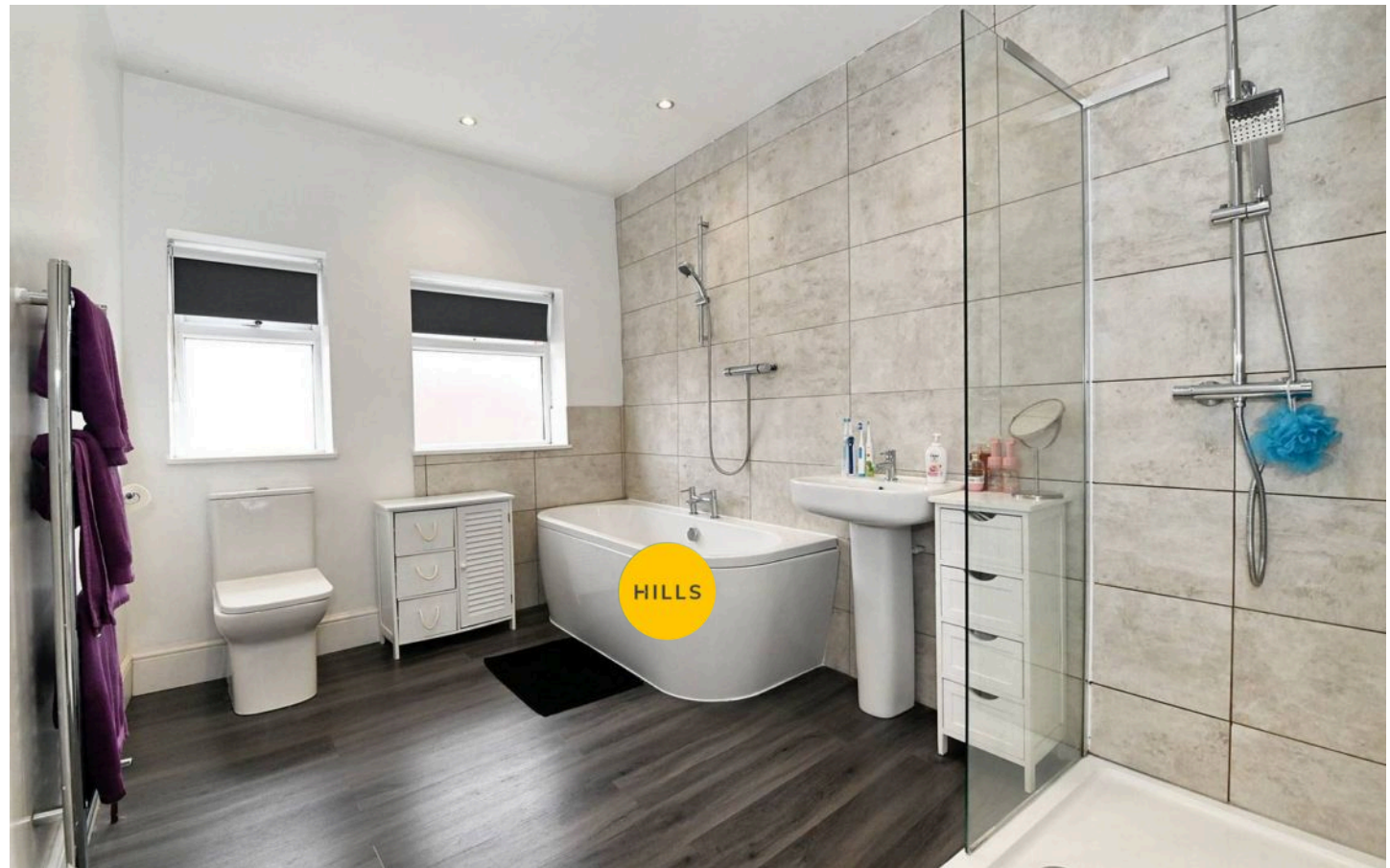
14' 1" x 8' 6" (4.30m x 2.60m)

Bedroom Three

9' 10" x 5' 7" (3.00m x 1.70m)

Bathroom

11' 2" x 7' 10" (3.40m x 2.40m)





HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.