



2 Beaufort Avenue, Swinton

Manchester



## 2 Beaufort Avenue

Swinton, Manchester

\* CHAIN FREE \* PERFECT FIRST HOME or INVESTMENT & ideally positioned in a DESIRABLE SOUTH SWINTON location, this FABULOUS PROPERTY features 2 GENEROUS BEDROOMS & a fitted bathroom to the first floor, whilst the ground floor comprises of an entrance hallway, lounge, and fitted MODERN KITCHEN. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from a WELL-MAINTAINED shared yard to the rear. Situated close to excellent transport links, and within WALKING DISTANCE of many local amenities, COULD THIS BE THE ONE FOR YOU? CALL US NOW TO BOOK A VIEWING!  
Council Tax band: A

Tenure: Freehold

- CHAIN FREE
- 2 BEDROOMS
- FITTED MODERN KITCHEN & BATHROOM
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- DESIRABLE SOUTH SWINTON LOCATION
- PERFECT FIRST HOME OR INVESTMENT
- WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- A WELL MAINTAINED SHARED YARD TO THE REAR



HILLS



**Hallway**

3' 7" x 3' 3" (1.10m x 1.00m)

**Lounge**

14' 1" x 11' 10" (4.30m x 3.60m)

**Kitchen**

18' 1" x 7' 7" (5.50m x 2.30m)

**Landing**

13' 1" x 3' 3" (4.00m x 1.00m)

Ceiling light point

**Bedroom One**

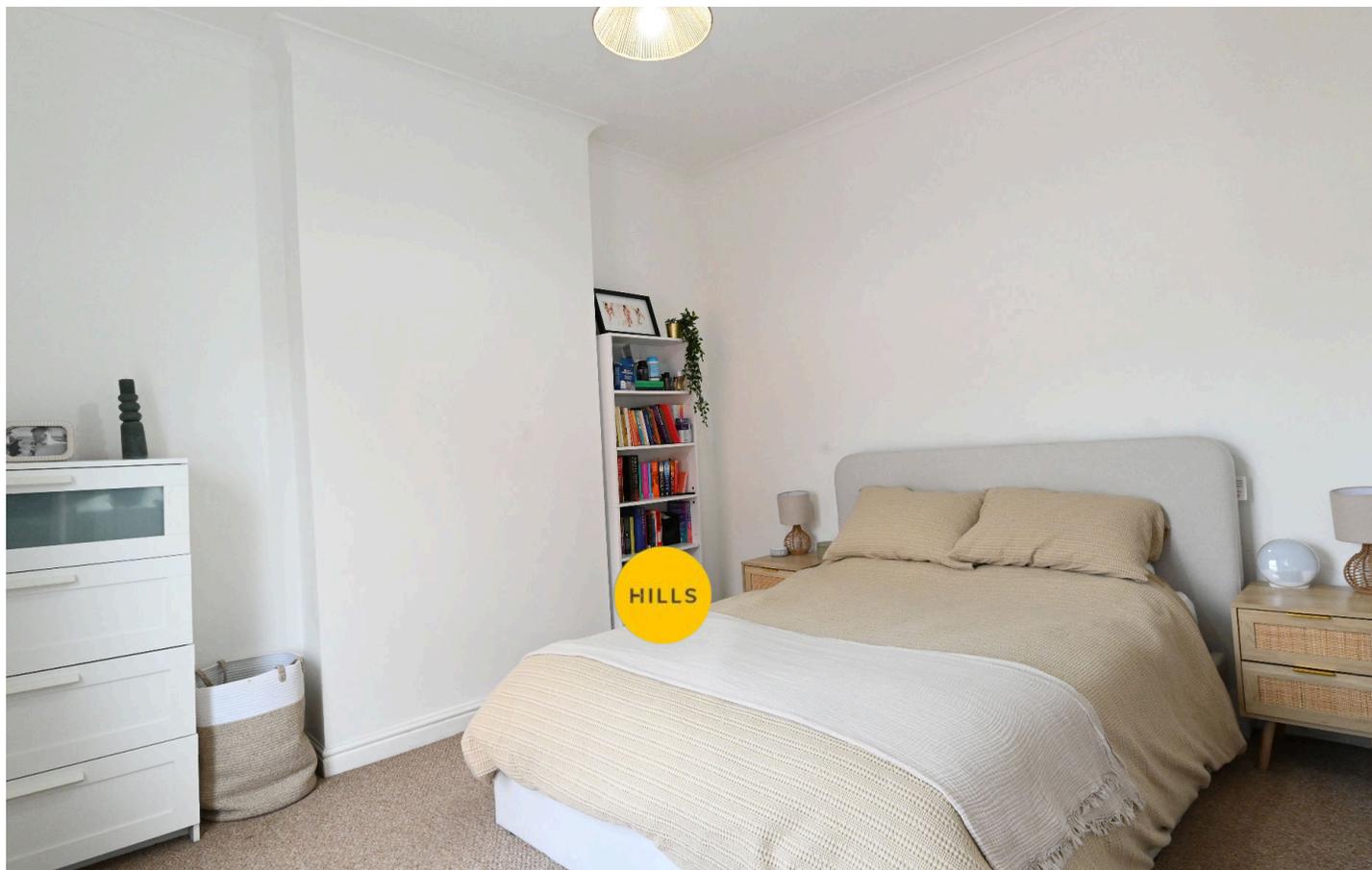
11' 10" x 10' 10" (3.60m x 3.30m)

**Bedroom Two**

8' 2" x 7' 10" (2.50m x 2.40m)

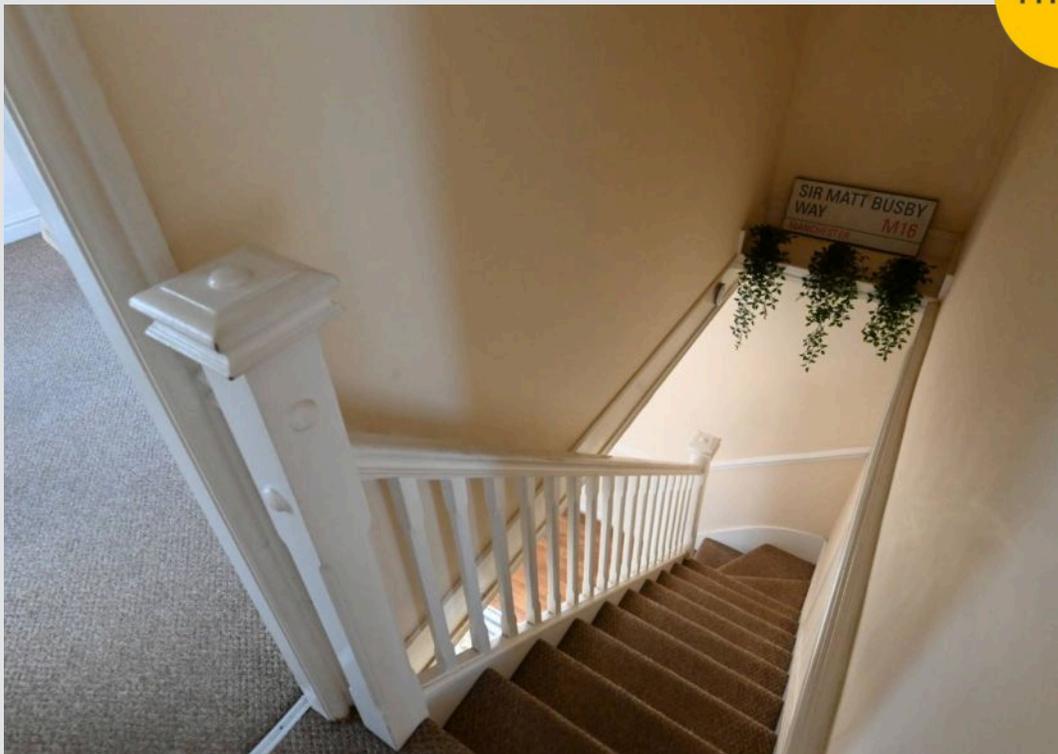
**Bathroom**

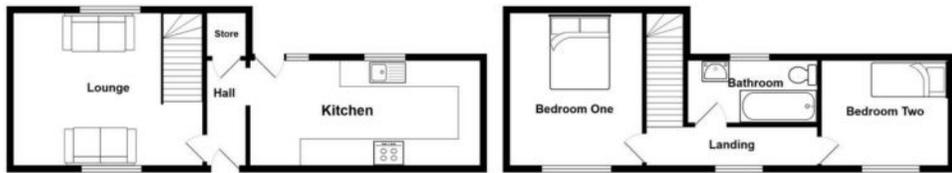
Panelled bath with shower over and screen, wc, vanity unit housing wash hand basin, tiled flooring, tiling to walls, towel rail, double glazed window to the rear and storage cupboard.





HILLS







## Hills Swinton | Salfords Estate Agent

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