



185 Swinton Hall Road, Swinton

Manchester



In Excess of £230,000

185 Swinton Hall Road

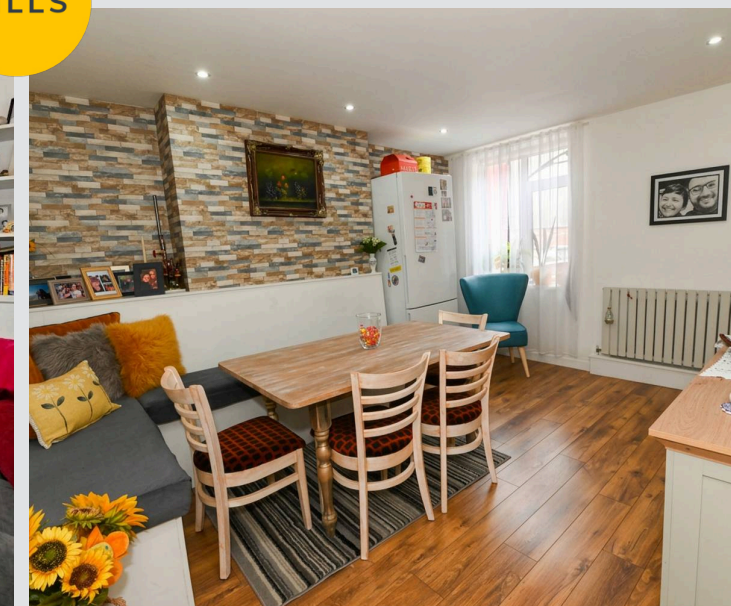
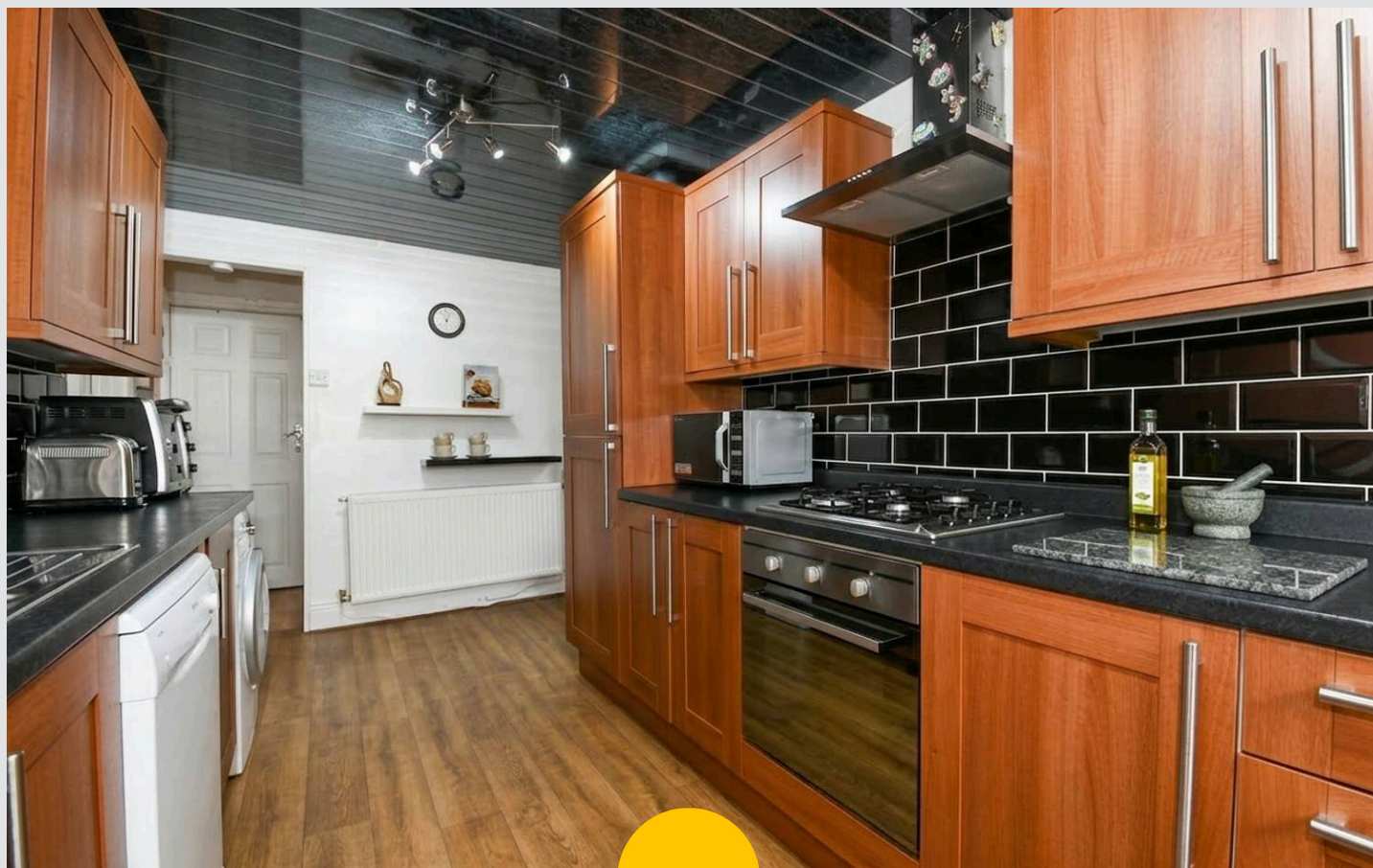
Swinton, Manchester

* 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

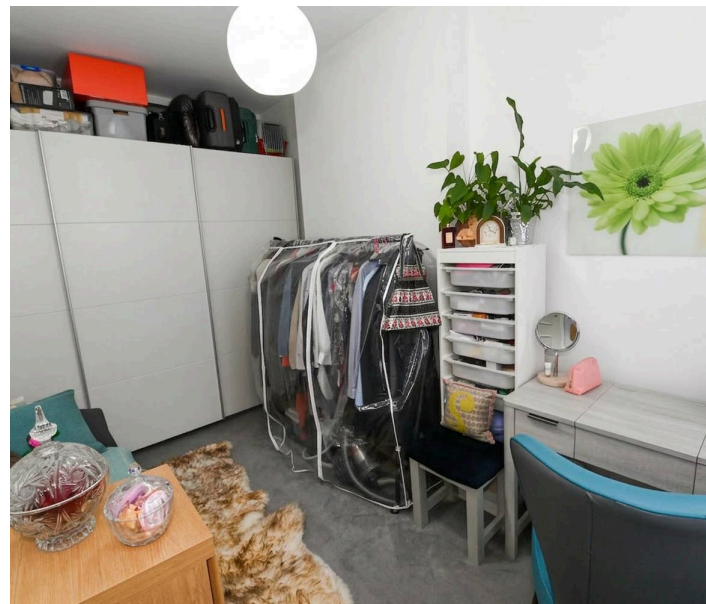
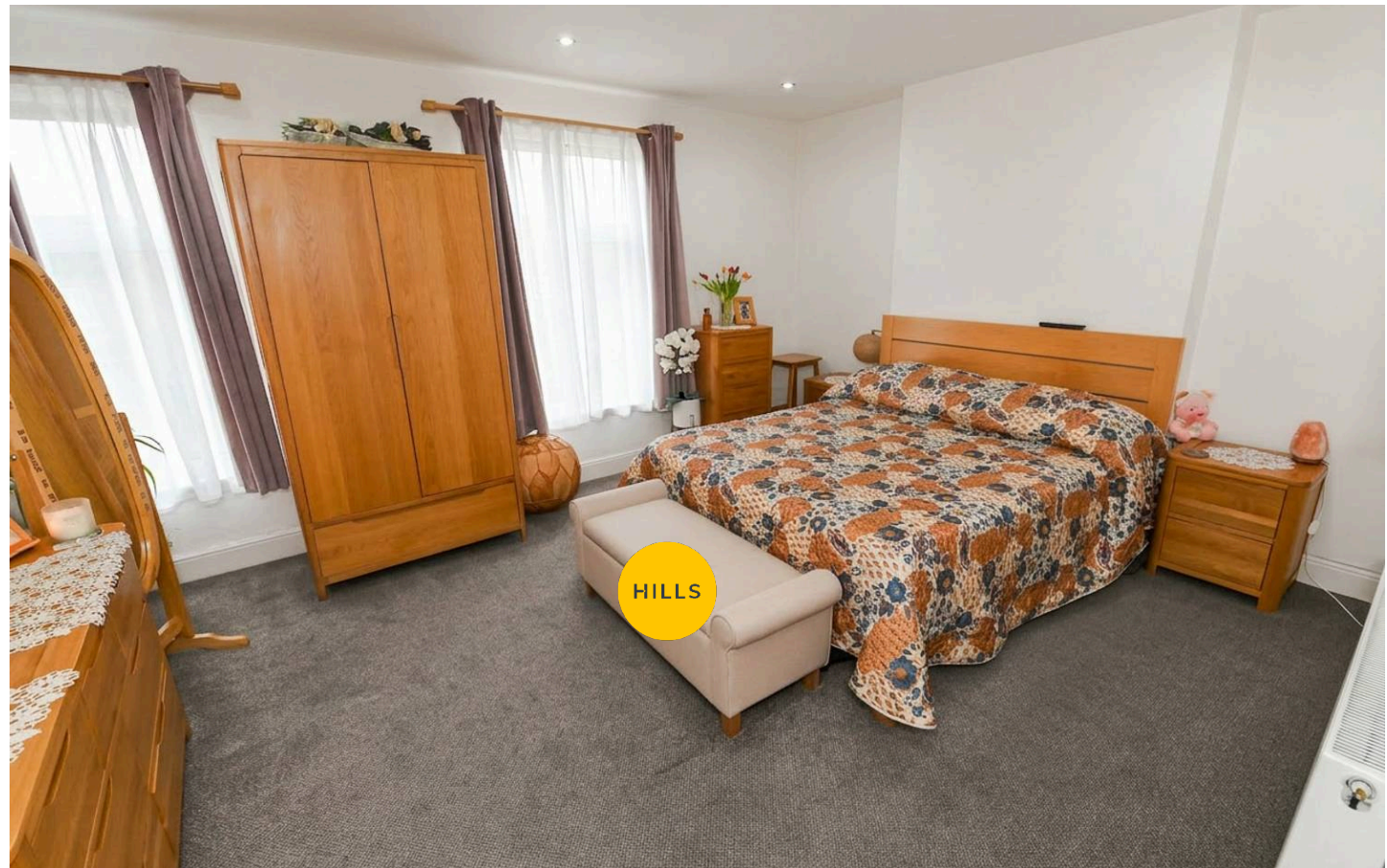
Dimensions: 12' 4" x 11' 7" (3.76m x 3.53m). Carpeted ceiling light point, power and tv point, single radiator upvc double glazed window to the front.

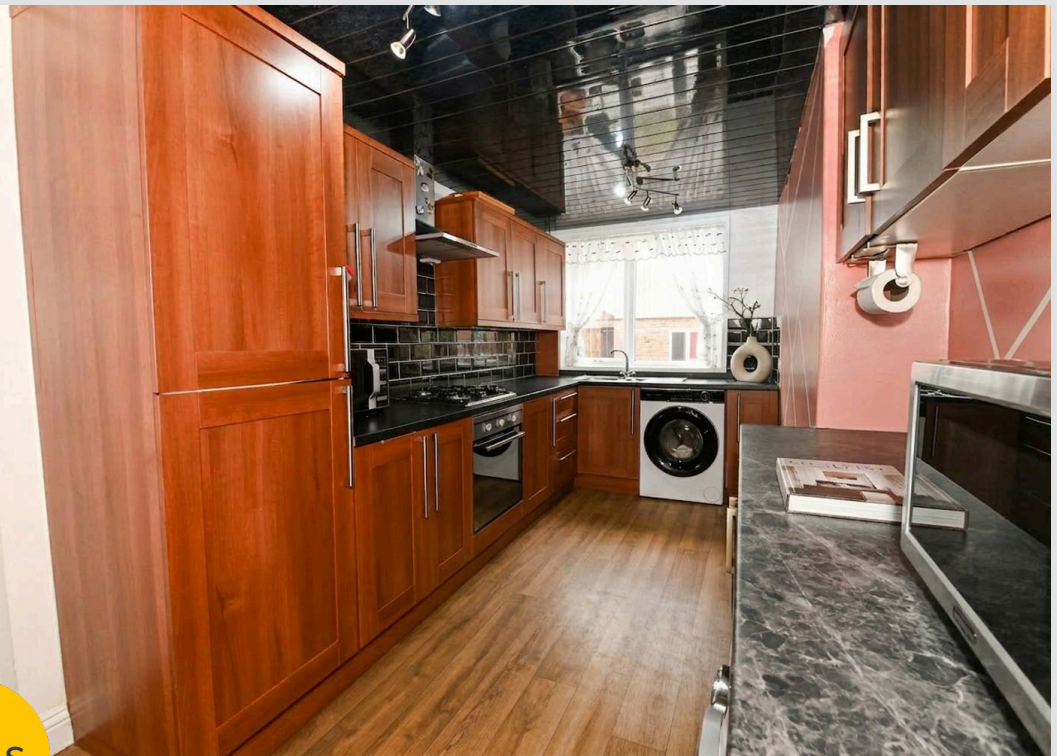
Landing

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

4 Pendlebury Road, Swinton - M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



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.