

Cemetery Road North, Swinton

- DRIVEWAY
- BRAND NEW KITCHEN
- SOUTH FACING GARDEN
- CONSERVATORY EXTENSION
- GARAGE
- MODERN BATHROOM
- UTILITY ROOM
- EXCELLENT FIRST TIME BUY

£250,000

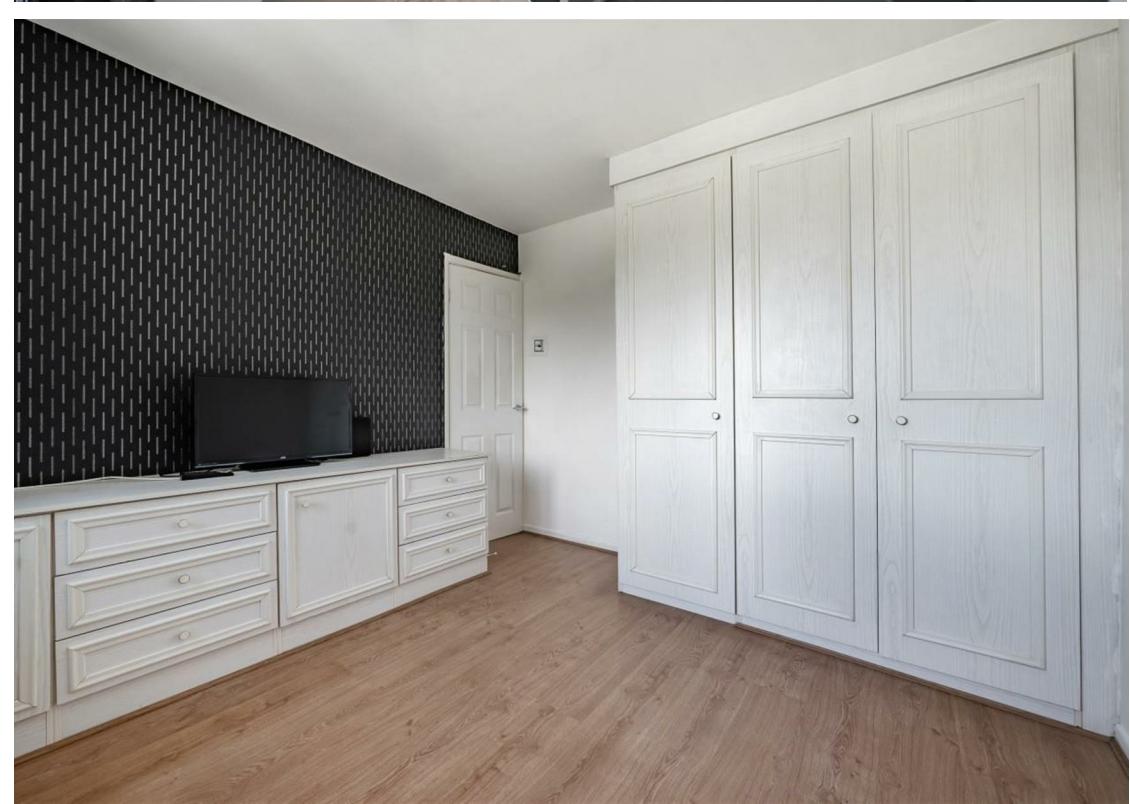
HUNTERS®
HERE TO GET *you* THERE

Cemetery Road North, Swinton

DESCRIPTION

Hunters Estate Agents are delighted to market this well presented three bedroom semi-detached home in a desirable area of Swinton! The property is extended to the rear and has a new kitchen along with modern features throughout, this would make an excellent first time buy. Internally, the property comprises of a welcoming entrance hallway, a spacious living room with gas fireplace. To the rear there is a newly fitted kitchen with integrated appliances and dining area. There is a separate utility room and an extended conservatory leading to the south facing rear garden. To the first floor, there are three well proportioned bedrooms, the master and the second double bedroom both have fitted wardrobes, and there is a further good size single bedroom. There is also a modern three piece shower room with modern tiles to the floors & walls. Externally, to the front aspect is a well maintained garden & driveway for off road parking. To the side aspect is the detached garage, to the rear aspect is a sun drenched south facing garden with paved area, mature plants, shrubs and bushes enclosed by fencing. The location is ideal for families with popular local schools, amenities at Swinton Town Centre and transport links into Manchester City Centre via Swinton Train Station.

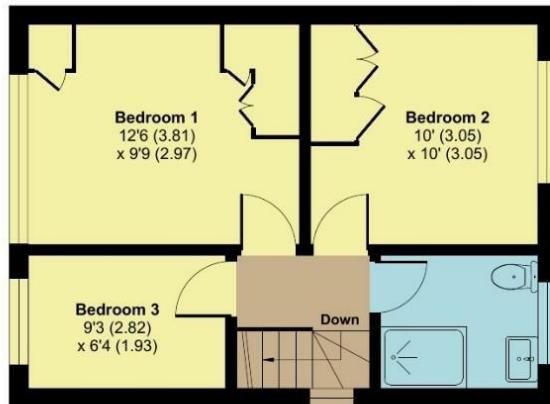




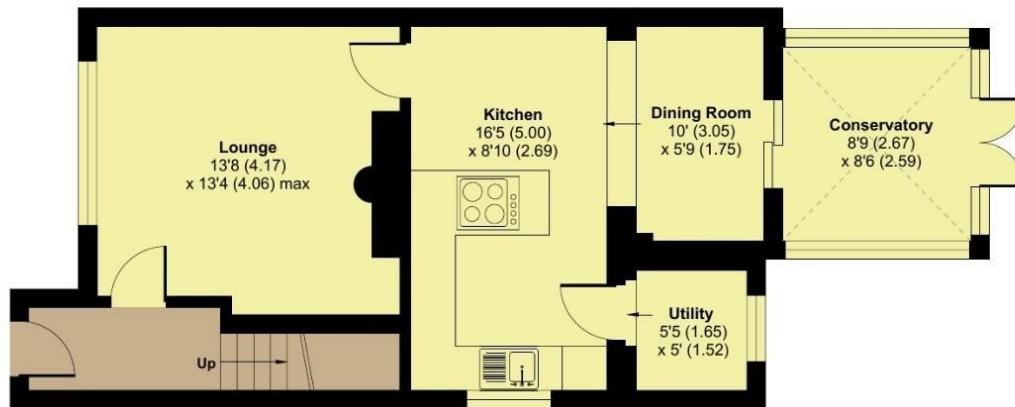
Cemetery Road North, Swinton, Manchester, M27

Approximate Area = 960 sq ft / 89.1 sq m
For identification only - Not to scale

FIRST FLOOR
APPROX FLOOR
AREA 35 SQ M
(377 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 54 SQ M
(582 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

Produced for Hunters Property Group. REF: 963014

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL
Tel: 0161 790 9000 Email:
worsley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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