

## GARDENS



## FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

## LOCATION

## ENERGY PERFORMANCE CERTIFICATE



**£199,500**

**25 Milner Street, Swinton, M27 4AS**

- 4 Bedroom Town House
- Set Over Three Floors
- Modern Dining Kitchen
- Gch, Double Glazing
- 2 Bathrooms, Utility Room
- Guest W.C., Driveway
- Garage, No Chain
- To View 0161 736 8777

**We are pleased to offer for sale this modern four double bedroom town house set over three floors, situated within easy access of; Local schools amenities and the motorway network. Viewing essential. No chain.**

### NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

## GROUND FLOOR

### ENTRANCE HALL

Under-stairs storage.

### GUEST W.C

Fitted with a pedestal wash hand basin and low level w.c. Partially tiled walls, tiled floor and window to front.

### MODERN FITTED KITCHEN

5.36m x 4.11m (17'7" x 13'6")

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven, gas hob with feature extractor over, integrated fridge and freezer and space for dishwasher. Partially tiled walls, coving, spot lights, tiled floor and window to rear. Door to utility and open plan to:

### DINING AREA

Space for dining table, coving, tiled floor and French door to rear.

### UTILITY ROOM

Fitted with a base unit with sink, space for washing machine, partially tiled walls and tiled floor.

## FIRST FLOOR

### LANDING

### LOUNGE

5.36m x 4.11m (17'7" x 13'6")

Good size room with electric fire set in feature surround with mantle and hearth, coving, window to rear and French door with Juliet balcony to rear.

### BEDROOM 1

4.75m x 4.17m (15'7" x 13'8")

Double room with double doors to built-in wardrobe and two windows to front. Door to:

### EN SUITE SHOWER ROOM

Fitted with a modern suite comprising of: shower cubicle, pedestal wash hand basin and low level w.c. Partially tiled walls and tiled floor.

## SECOND FLOOR

### LANDING

### BEDROOM 2

5.38m x 3.02m (17'8" x 9'11")

Double room with double doors to built-in wardrobe and Velux window.

### BEDROOM 3

4.09m x 2.67m (13'5" x 8'9")

Double room with velux window.

### BEDROOM 4

3.53m x 2.62m (11'7" x 8'7")

Double room with double doors to built-in wardrobe and velux window.

### MODERN FAMILY BATHROOM

Fitted with a modern suite comprising of: panelled bath, pedestal wash hand basin and low level w.c. Partially tiled walls and tiled floor.

### GARDENS

To the front is a small planted garden and a driveway leading to the integral garage. The garden to the rear is mainly laid to lawn with feature planted edges and a paved patio area.

### GARAGE

With up and over door, power and light.

### FLOOR PLAN - GROUND FLOOR

### FLOOR PLAN - FIRST FLOOR

### FLOOR PLAN - SECOND FLOOR

### LOCATION

From our office on Manchester Road proceed towards Swinton, following the road along to main lights and bear right onto Chorley Road, take 3rd right onto pendlebury Road, then 3rd right onto Milner Street and the property is further along on the left hand side.



UTILITY ROOM



GARDENS



BEDROOM 4