



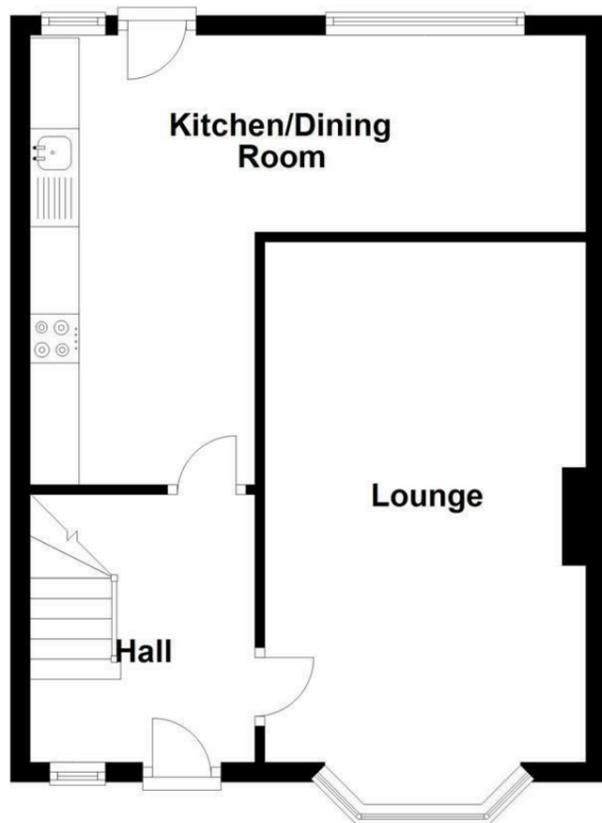
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

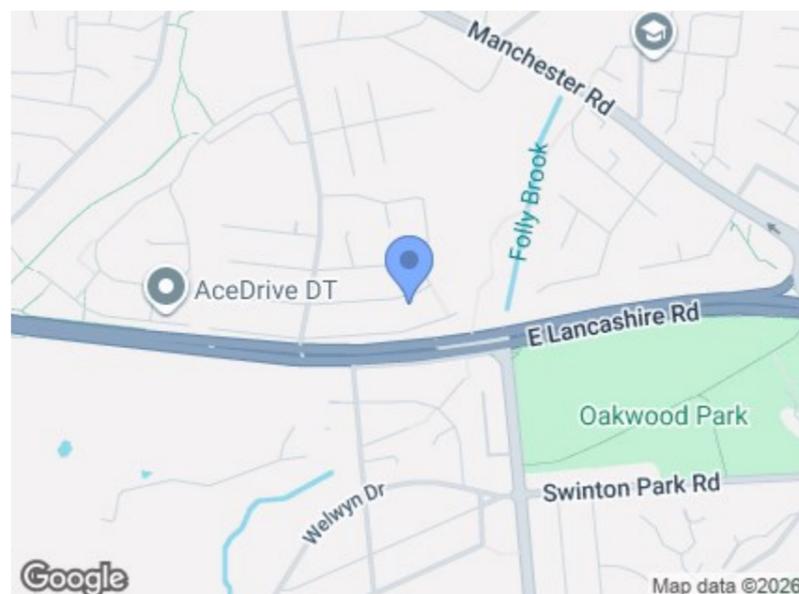
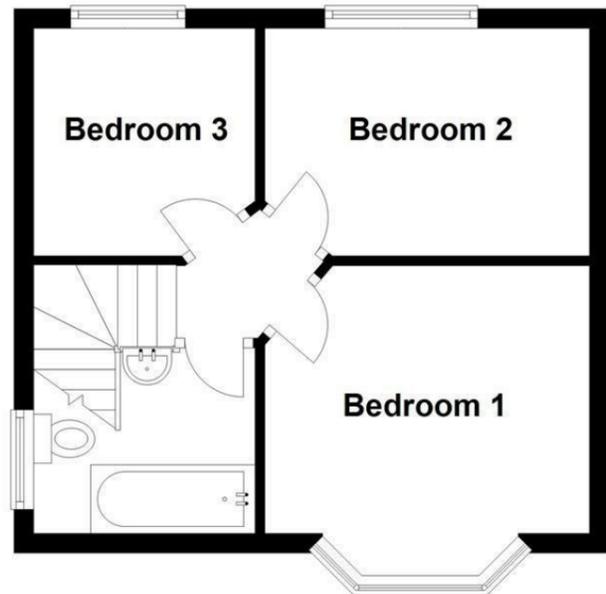
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	82		
	56		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

34 White Swallows Road
Swinton, Manchester, M27 5WD

£1,300 Per month



- Extended Semi Detached Family Home
- Nearby Motorway & Transport Links
- Lounge & L Shaped Kitchen Dining Room
- Enclosed Garden to Rear with Shed
- Popular Location Close To Amenities
- Spacious Living Space to Ground Floor
- Three Bedrooms & Family Bathroom
- Unfurnished & Available Immediately

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 9590166

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34 White Swallows Road Swinton, Manchester, M27 5WD

A spacious and well presented family home situated in the popular Swinton area close to local schools, amenities, and great transport links. In addition to close by motorway links, the East Lancashire Road nearby takes you straight into City Centre.

Comprising in brief; entrance hall, a spacious lounge to the front, an extended L-shaped kitchen diner, three bedrooms and family bathroom. To the rear the property benefits from having an enclosed garden with lawn and patio area, plus storage shed.

We expect this property to generate lots of interest and would encourage you to enquire at your earliest opportunity to avoid disappointment.

Entrance Hall

Composite front entrance door opens into the hallway with a front facing UPVC window, radiator, power points and stairs with storage below ascending to the first floor.



Lounge

17'5 (min) (19'5 to bay) x 10'9 (5.31m (min) (5.92m to bay) x 3.28m)
A spacious lounge with a front facing UPVC bay window, laminate wood effect flooring, feature fireplace with a gas fire, radiator, TV point and power points.



Kitchen & Dining Room

17'5 max x 15'9 max (5.31m max x 4.80m max)
L Shaped kitchen and dining room;



Kitchen area

With a rear facing UPVC window, spotlighting, radiator and power points, fitted with a range of wall and base units with newly fitted counter tops, new electric oven with gas hob and extractor hood, plumbing for a washing machine and space for a fridge freezer. UPVC door opens out to the garden.



Dining area

With a rear facing UPVC picture window, spotlighting, feature fireplace with an electric fire, TV point and power points.

First Floor Landing

With a side facing UPVC window, power points and loft hatch.

Bedroom One

11'10 (into bay) x 10'10 (3.61m (into bay) x 3.30m)
With a front facing UPVC bay window, radiator, TV point and power points.



Bedroom Two

10'9 x 7'8 (3.28m x 2.34m)
With a rear facing UPVC window, radiator and power points.



Bedroom Three

7'7 x 7'6 (2.31m x 2.29m)
With a rear facing UPVC window, laminate wood effect flooring, radiator and power points.



Bathroom

7'7 x 5'9 (2.31m x 1.75m)
With a side facing UPVC opaque window, extractor fan and heated towel rail. Fitted with a three piece bathroom suite comprising panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



Garden

An enclosed rear garden with lawn and patio.



Council tax Band B
EPC Rating D