



12 Rosehill Road, Swinton

Manchester



In Excess of £175,000

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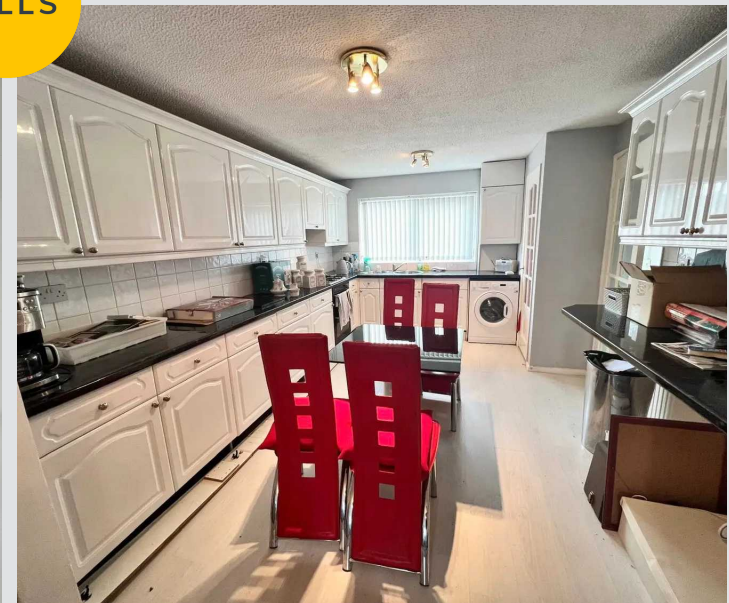
Swinton, Manchester

* CHAIN FREE * A PERFECT FIRST HOME or INVESTMENT, this LOVELY PROPERTY features 3 DOUBLE BEDROOMS & MODERN FITTED BATHROOM to the first floor, whilst the SPACIOUS ground floor comprises of an entrance hallway, LOUNGE, and a LARGE MODERN KITCHEN & DINING AREA. UPVC DOUBLE GLAZED & 'COMBI' GAS..

Council Tax band: B

Tenure: Freehold

- CHAIN FREE
- PERFECT FIRST HOME OR INVESTMENT
- OFF ROAD PARKING
- 3 DOUBLE BEDROOMS
- SPACIOUS MODERN KITCHEN & DINING AREA
- GARDEN TO THE REAR WITH LAWN & PAVED SEATING AREA
- MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED
- POPULAR RESIDENTIAL AREA, CLOSE TO MANY LOCAL AMENITIES & TRANSPORT LINKS



Porch

5' 11" x 3' 3" (1.80m x 1.00m)

Living room

14' 5" x 17' 9" (4.40m x 5.40m)

Kitchen and Dining room

14' 5" x 10' 10" (4.40m x 3.30m)

Hallway

14' 5" x 6' 7" (4.40m x 2.00m)

WC

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

Landing**Bedroom 1**

11' 6" x 11' 2" (3.50m x 3.40m)

Bedroom 2

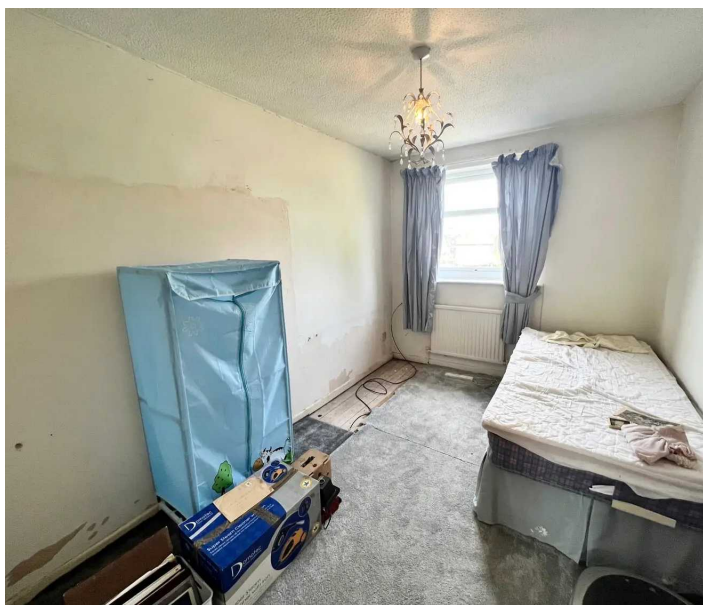
14' 9" x 9' 2" (4.50m x 2.80m)

Bedroom 3

11' 10" x 8' 2" (3.60m x 2.50m)

Bathroom

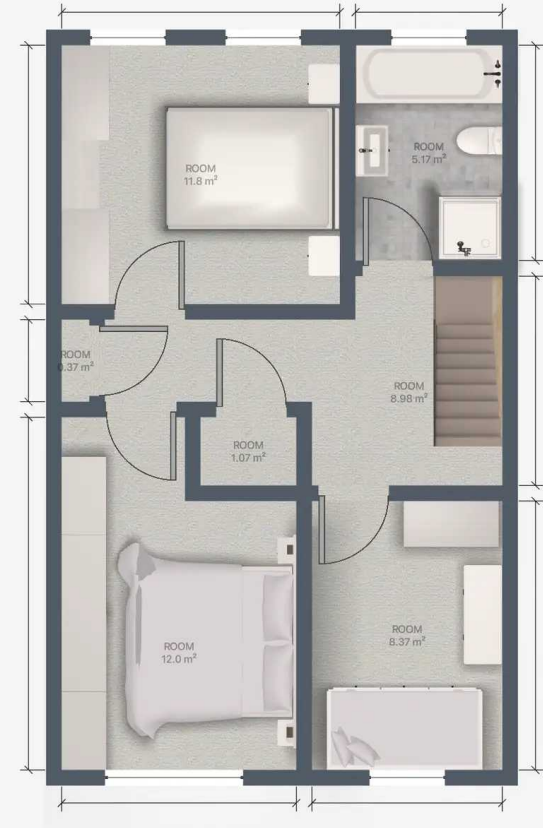
8' 10" x 5' 7" (2.70m x 1.70m)





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