



22 Victoria Lane, Swinton

Manchester



In Excess of £265,000

## 22 Victoria Lane

Swinton, Manchester

A WELL PRESENTED SEMI DETACHED HOUSE SITUATED ON AN ENTRANCE TO VICTORIA PARK. On the ground floor the property offers an entrance hall, an WC, a spacious lounge, and an open plan kitchen and dining area. On the first floor there are three bedrooms and a family bathroom. The house has Council Tax band: C

Tenure: Freehold

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- GOOD SIZE LAWN GARDEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- NEXT TO VICTORIA PARK
- DRIVEWAY FOR TWO CARS
- CLOSE TO LOCAL SCHOOLS SHOPS AND TRANSPORT LINKS



**Lounge**

14' 9" x 12' 2" (4.50m x 3.70m)

**Kitchen**

8' 10" x 15' 9" (2.70m x 4.80m)

**Bedroom One**

12' 2" x 8' 10" (3.70m x 2.70m)

**Bedroom Two**

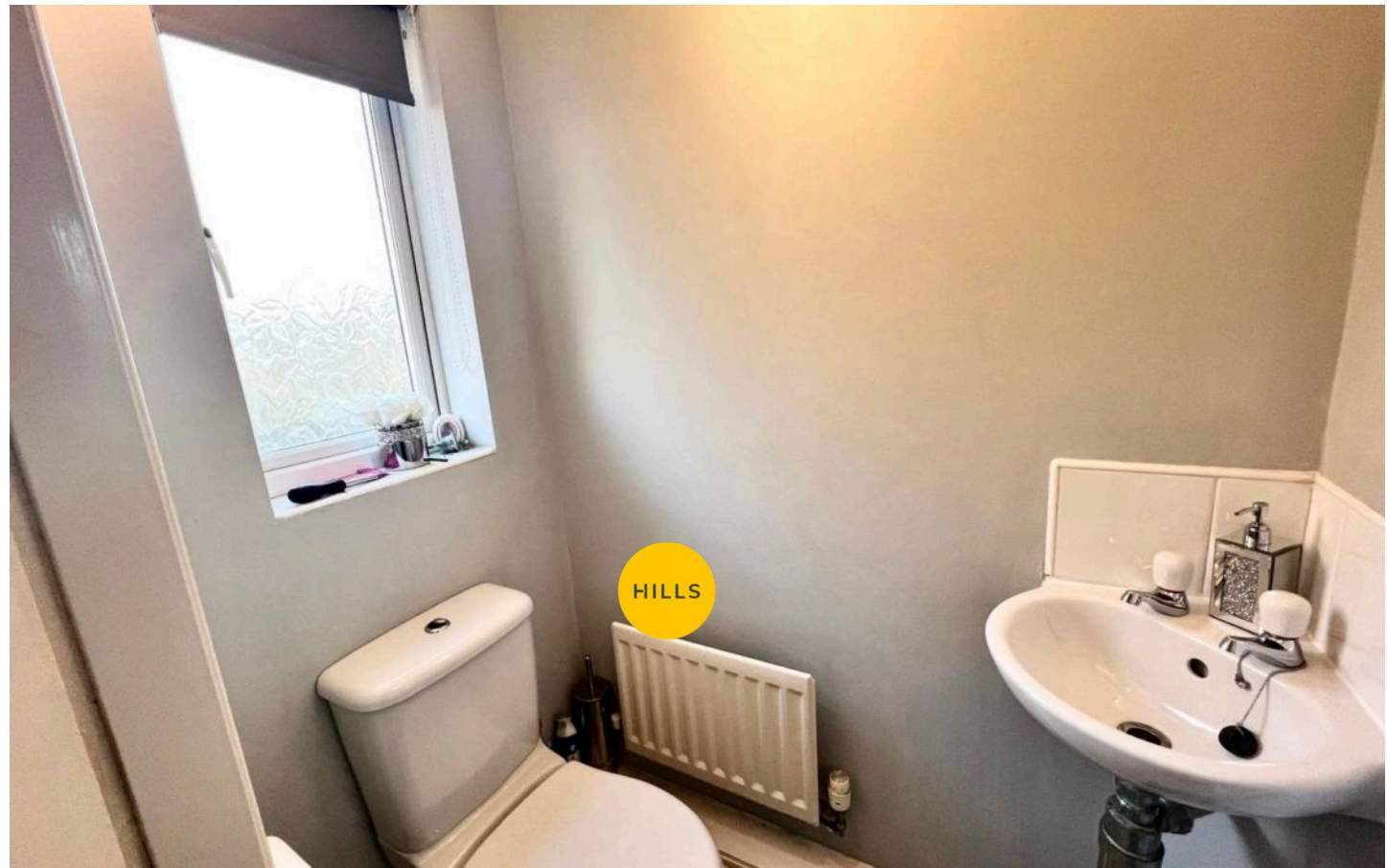
11' 6" x 8' 10" (3.50m x 2.70m)

**Bedroom Three**

9' 2" x 6' 3" (2.80m x 1.90m)

**Bathroom**

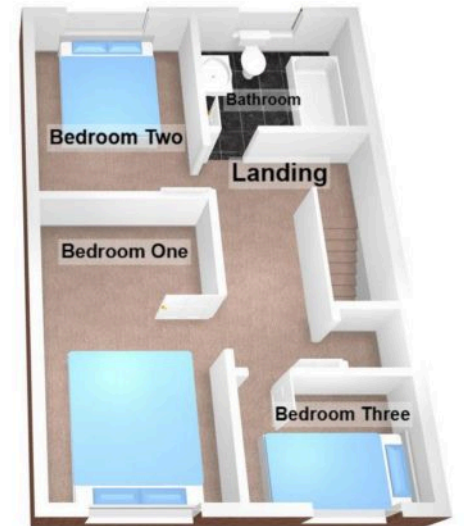
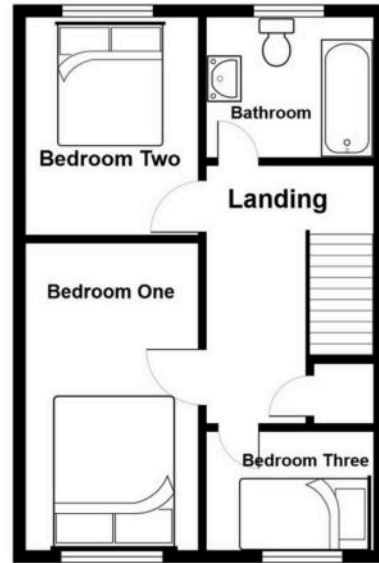
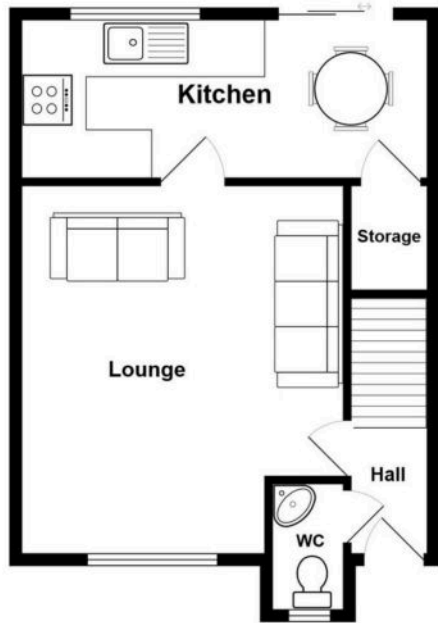
8' 2" x 6' 3" (2.50m x 1.90m)





HILLS







## Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton - M27 4AR

0161 794 2888

[swinton@hills.agency](mailto:swinton@hills.agency)

[www.hills.agency/](http://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.