



**54 Westminster Street**

Swinton, Manchester, Greater Manchester, M27 9XW

**Offers In Excess Of  
£180,000**

# Property Features

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- AVAILABLE NOW
  - NO APPLICATION FEES
  - END TERRACE
  - TWO RECEPTION ROOMS
  - MODERN KITCHEN
  - GOOD SIZED YARD TO REAR
  - TWO DOUBLE BEDROOMS
  - FOUR PIECE BATHROOM
  - CLOSE TO SHOPS
  - CLOSE TO TOWN CENTRE
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## STEP INSIDE

The accommodation briefly comprises: Entrance hall leading to the main living room. Positioned to the front of the property, this room is brightly lit and comes with modern flooring and neutral décor. The second reception located to the rear of the property is again, tastefully decorated and is finished with oak style laminate flooring and French doors allow access to the rear yard.

The stylish galley style kitchen is fitted with high gloss units which are finished in white and includes a gas hob and an electric oven.

Upstairs there is a large master bedroom and a second smaller bedroom which can still easily accommodate a double bed if required. The bathroom has a four piece suite consisting of w/c, wash basin and a freestanding shower cubicle.

Externally to the rear there is a good sized yard which has been completely decked and there is a small garden to the front. On road parking is available outside the property.

Leasehold property

The lease is 999 years from 24 June 1911, so there are 888 years remaining

The ground rent is £2

Council tax band - A

EPC (Energy Performance Certificate) rating - C



## LOCATION

Commuters are perfectly placed, close to great transport links. Hop on a bus; routes run in both directions from Kearsley and Manchester and motorway links are accessible just a short drive away. Swinton Train Station is less than half a mile away, a pleasant walk and served by regular train links to Manchester for shopping days and evenings out.

Make the most of your fantastic location and set off on walks around the countryside, why not visit Clifton Country Park and The Moss walking and outdoor Wildlife.

Swinton is brimming with facilities including a Tesco, Asda and Morrisons are all close by. For keep-fit classes and swimming, head to the Swinton and Salford leisure centre. For all your keen golfers head over to Worsley Golf Club approx 2 miles away and enjoy the afternoon soaking up the views.

Local educational establishments both at Primary and Secondary level are also within a short walk from the property.

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