

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using Planit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Manchester Road, Swinton, M27 5FQ

### Offers Over £525,000

AN EXQUISITE FULLY RENOVATED FAMILY HOME WITH THE BENEFIT OF NO ONWARDS CHAIN

Having been renovated and updated into the most luxurious home, this exceptional five bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With accommodation over four floors, three bathrooms and contemporary fixtures and fittings, this idyllic property is the perfect family home ready to move straight into! Benefiting from no chain delay, stylish decoration throughout and having been transformed into a desirable and state of the art home, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With off road parking to the front and the rear, fantastic garden space and impressive cellar, this is the perfect property for any family to turn into their dream home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen/dining area, WC and staircase to the first floor. The reception room leads openly on to a second reception room which then leads openly on to the Kitchen/dining area. The kitchen has access down to the lower ground floor. The lower ground floor houses five generously sized, versatile cellar rooms. The first floor comprises of doors on to two double bedrooms and a family bathroom, as well as staircase to the second floor. The main bedroom leads on to a walk-in wardrobe and shower room. The second floor guides you on to three generously sized bedrooms and shower room. Externally, there is a laid to lawn garden with paving and detached garage to the rear with access on to off road parking. To the front, there is a laid to lawn garden with driveway.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

# Manchester Road, Swinton, M27 5FQ

## Offers Over £525,000



- Exquisite Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Five Cellar Rooms
- EPC Rating D
- Five Bedrooms
- Renovated to the Highest Standard
- Tenure Leasehold
- Three Bathrooms
- Abundance of Indoor Space
- Council Tax Band

### Ground Floor

#### Entrance Hall

11'10 x 9'6 (3.61m x 2.90m)

Solid wood single glazed leaded stained glass frosted front door, central heating radiator, coving, tiled flooring, doors leading to reception room, kitchen/dining area, WC and staircase to first floor.

#### WC

5'9 x 2'7 (1.75m x 0.79m)

Hardwood single glazed frosted leaded stained glass window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, tiled elevations and tiled flooring.

#### Reception Room One

18'4 x 12'5 (5.59m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, four feature wall lights, wood panelling, wood effect tiled flooring and open to reception room two.

#### Reception Room Two

18'7 x 12'5 (5.66m x 3.78m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, two feature wall lights, wood panelling, wood effect tiled flooring, open to kitchen/dining area and UPVC double glazed patio doors to rear.

#### Kitchen/Dining Area

22'8 x 11'11 (6.91m x 3.63m)

Two UPVC double glazed window, upright central heating radiator, range of panelled wall and base units, marble worktops, tiled splashbacks, composite sink with high spout mixer tap, integrated electric Lamona oven and combi microwave, five ring Lamona induction hob and Lamona extractor hood, integrated full length fridge and freezer, integrated Lamona dishwasher, under unit lighting, breakfast bar, spotlights, wood effect tiled flooring, door to stairs to cellar and UPVC double glazed door to side elevation.

### Lower Ground Floor

#### Cellar Room One

13'10 x 4'11 (4.22m x 1.50m)

Doors leading to five cellar rooms.

#### Cellar Room Two

17'11 x 12'4 (5.46m x 3.76m)

Single glazed frosted window, electric meter, gas meter and lighting.

#### Cellar Room Three

17'11 x 12'4 (5.46m x 3.76m)

Lighting and door to cellar room four.

#### Cellar Room Four

11'8 x 11'7 (3.56m x 3.53m)

Hardwood single glazed frosted window, power, lighting, Baxi boiler and hardwood single glazed frosted door to rear.

#### Cellar Room Five

14 x 6 (4.27m x 1.83m)

Lighting.

#### Cellar Room Six

11'7 x 5'4 (3.53m x 1.63m)

Lighting.

### First Floor

#### Landing

20'1 x 12 (6.12m x 3.66m)

UPVC double glazed window, central heating radiator, coving, feature wall light, doors leading to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

16'1 x 12'9 (4.90m x 3.89m)

UPVC double glazed window, central heating radiator, coving, and open to walk-in wardrobe.

#### Walk-in Wardrobe

12 x 6'6 (3.66m x 1.98m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights and door to en suite.

#### En Suite

11'2 x 4'11 (3.40m x 1.50m)

Central heated towel rail, double direct feed rainfall shower enclosed with rinse head, double vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and marble effect tiled flooring.

#### Bedroom Two

18'3 x 12'5 (5.56m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving and television point.

#### Bathroom

10'5 x 6'7 (3.18m x 2.01m)

Two UPVC double glazed frosted windows, central heating radiator, freestanding roll top clawfoot bath with mixer tap and rinse head, pedestal wash basin with mixer tap, low base WC, tiled elevations, wood panelling, coving, spotlights, illuminated LED mirror and tiled flooring.

### Second Floor

#### Landing

20'3 x 12 (6.17m x 3.66m)

Integrated storage, doors leading to three bedrooms and shower room.

#### Bedroom Three

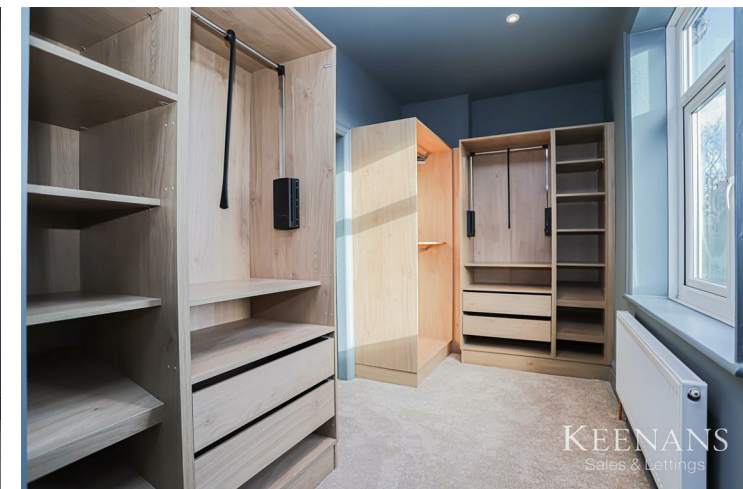
18'8 x 12'5 (5.69m x 3.78m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

16'3 x 12'7 (4.95m x 3.84m)

UPVC double glazed window and central heating radiator.



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