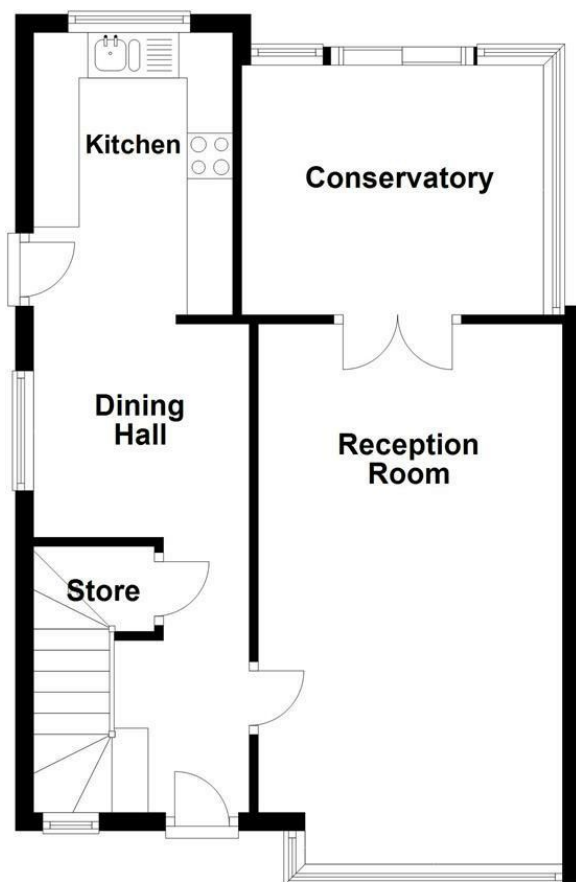
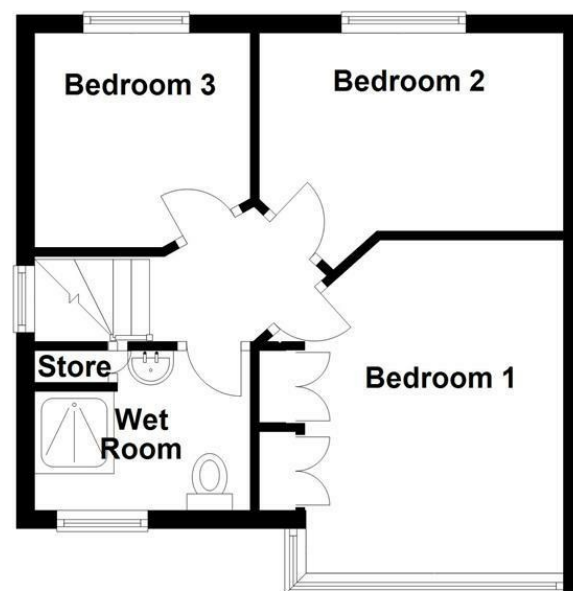


**Ground Floor**  
Approx. 533.0 sq. feet



**First Floor**  
Approx. 349.1 sq. feet



Total area: approx. 882.1 sq. feet

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 PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(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.

## Hereford Drive, Manchester, M27 5PT

### £270,000

#### THE PERFECT FAMILY HOME

Having been presented and maintained beautifully throughout and benefitting from spacious rooms, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With an open plan kitchen diner, added conservatory and three generously sized bedrooms, this property is the perfect family home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. Benefitting from off road parking, gardens to both the front and the rear and modern fixtures and fittings, this property is the perfect family home!

The property comprises briefly; a welcoming dining hallway leads through to a spacious reception room, open on to a contemporary fitted kitchen and houses a staircase to the first floor. The reception room leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and wet room. Externally there is an enclosed garden to the rear with laid to lawn, paving, decking and bedding areas. To the front there is a laid to lawn garden with paving, bedding and off road parking.

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



# Hereford Drive, Manchester, M27 5PT

£270,000



- An Envious Semi Detached Property
- Perfect Family Home
- Council Tax Band B
- Off Road Parking
- Three Bedrooms
- Open Plan Kitchen Dining Space
- Tenure Freehold
- No Chain Delay
- Added Conservatory
- EPC Rating D

## Ground Floor

### Entrance

Composite double glazed frosted door to the dining hall.

### Dining Hall

17'7 x 7'9 (5.36m x 2.36m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, under stairs storage cupboard, wood effect laminate flooring, open arch to the kitchen, door to reception room one and staircase to the first floor.

### Reception Room One

19'6 x 11 (5.94m x 3.35m)

UPVC double glazed window, central heating radiator, coving, three feature wall lights, gas fire with limestone hearth and surround, television point, wood effect lino flooring and hardwood single glazed double doors to the conservatory.

### Conservatory

10'11 x 9 (3.33m x 2.74m)

UPVC double glazed window, poly-carbonate roof, tiled flooring and UPVC double glazed patio doors to the rear.

### Kitchen

10'2 x 7'2 (3.10m x 2.18m)

UPVC double glazed window, a range of wood effect panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric double oven with a four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, space for a dryer, spotlights, tiled flooring and a UPVC double glazed frosted door to the side.

## First Floor

### Landing

9'11 x 3'8 (3.02m x 1.12m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and wet room.

### Bedroom One

12 x 11 (3.66m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes and a television point.

### Bedroom Two

11 x 9 (3.35m x 2.74m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring.

### Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

UPVC double glazed window, central heating radiator, picture rail, television point, wood effect laminate flooring.

## Wet Room

7'8 x 5'9 (2.34m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a pedestal wash basin with traditional taps, open walk in direct feed shower, extractor fan, tiled elevations, spotlights, integrated linen cupboard, lino flooring.

## External

### Front

Enclosed laid to lawn garden with paving, bedding and off road parking.

### Rear

Enclosed laid to lawn garden with paving, decking, bedding and a timber storage shed.



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