



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			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

Worsley Road, Swinton, M27 0YF

£400,000

AN EXCEPTIONAL FAMILY HOME

Presented and updated to the highest standard throughout with an abundance of indoor and outdoor space and stylish decoration, this exceptional three bedroom double fronted semi-detached property is being proudly welcomed to the market in the sought after location of Swinton. With stunning gardens and modern fixtures and fittings, the property is the perfect family home 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.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, store room and staircase to the first floor. The dining room guides you through to a contemporary fitted kitchen. The first floor comprises of three double bedrooms and a modern shower room. Externally there are stunning wrap around gardens, South facing to the rear, with decking, stone chippings and mature shrubs. To the front and side there is a laid to lawn garden with stone chip and bedding areas, mature shrubs and off road parking.

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

Worsley Road, Swinton, M27 0YF

£400,000



- Beautifully Presented Property
- Two Spacious Reception Rooms
- Off Road Parking To Rear
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Rentcharge
- Contemporary Fitted Kitchen With Centre Island
- Wrap Around Gardens & Decked Seating Area
- Council Tax Band C

Ground Floor

Entrance Hallway

21'3 x 5'6 (6.48m x 1.68m)

Composite double glazed entrance door, central heating radiator, wood panelled elevations, coving, tiled flooring, stairs to the first floor, understairs storage and hardwood single glazed doors to two reception rooms.

Reception Room One

16'2 x 12'5 (4.93m x 3.78m)

UPVC double glazed sash window, hardwood double glazed sash bay window, coal burning effect gas fire with feature surround and mantel, television point, picture rail, coving, ceiling rose and hardwood flooring.

Reception Room Two

15'10 x 14'9 (4.83m x 4.50m)

UPVC double glazed sash window, central heating radiator, coal burning effect gas fire with feature surround and mantel, television point, picture rail, coving, ceiling rose, hardwood flooring and door to the kitchen.

Kitchen

14' x 13'2 (4.27m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces and PVC panelled splashbacks, composite sink with high spout mixer tap, Zanussi electric oven and combination oven in a high rise unit, centre island with five ring gas hob, integrated slimline dishwasher, plumbing for washing machine, space for American fridge freezer, television point, spotlights, lino flooring and composite double glazed stable door to the rear.

First Floor

Landing

18'2 x 5'7 (5.54m x 1.70m)

UPVC double glazed window, central heating radiator, coving, loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

14' x 13'3 (4.27m x 4.04m)

UPVC double glazed window, central heating radiator, ornamental fireplace, dado rail and coving.

Bedroom Two

13'11 x 13'3 (4.24m x 4.04m)

UPVC double glazed sash window, central heating radiator and coving.

Bedroom Three

13'4 x 12'4 (4.06m x 3.76m)

Two UPVC double glazed sash windows, upright central heating radiator and coving.

Shower Room

9'8 x 5'5 (2.95m x 1.65m)

UPVC double glazed sash window, central heating towel rail, direct feed shower unit, dual flush WC, vanity top wash basin, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Front

Wrap around laid to lawn garden with stone chippings and paving.

Rear

Enclosed decked garden and double gates to the stone chipped off road parking area.



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