



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		77	85
(69-80) C			
(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.



## West Drive, Swinton, M27 4ED

### Offers Over £350,000

A FULLY UPDATED FAMILY HOME

Having been updated to the highest standard throughout with cutting edge technology, high attention to detail and a luxurious finish, this exceptional three double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. Having undergone a full transformation with no detail missed and benefitting from an abundance of indoor and outdoor space, this exceptional 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. A credit to the current owners, this property has been transformed into a modern and enviable family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted, high spec kitchen, office, WC/utility and staircase to the first floor. The kitchen boasts modern wall and base units and high quality integrated appliances and leads out to the rear garden. The first floor comprises of doors on to three double bedrooms and a modern four piece family bathroom. Externally, there is a beautifully landscaped garden to the rear with laid to lawn, paving and decking areas, bedding areas and access to a fully equipped storage shed. To the front there is a stone chip driveway and mature shrubs.

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

# West Drive, Swinton, M27 4ED

## Offers Over £350,000



- Impressive Semi Detached Property
- Contemporary Fitted Kitchen
- Beautifully Landscaped Rear Garden
- EPC Rating C
- Three Double Bedrooms
- Spacious Interiors
- Tenure Freehold
- Four Piece Bathroom
- Updated to Highest Standard Throughout
- Council Tax Band B

### Ground Floor

#### Entrance Hall

14'10 x 11'5 (4.52m x 3.48m )

Composite double glazed frosted front door, upright central heating radiator, smoke detector, ceiling mounted whole house WIFI point, tiled flooring with underfloor heating, oak doors leading to office, reception room, kitchen, WC and oak hardwood clad stairs to first floor.

#### Office

10'10 x 10'4 (3.30m x 3.15m )

UPVC double glazed frosted laminated window with integrated blinds, fitted overhead storage housing electric meter, wired internet connection, individually zoned thermostat and hardwood flooring with underfloor heating.

#### WC/Utility

8'5 x 4'4 (2.57m x 1.32m )

UPVC double glazed frosted laminated window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, plumbing for washing machine, understairs storage with Viessmann boiler, secondary consumer unit to supply power to external EV charging point and tiled flooring with underfloor heating.

#### Reception Room

21'7 x 13'10 (6.58m x 4.22m)

Two UPVC double glazed laminated windows with integrated blinds, spotlights, television point, wired internet connection, individually zoned thermostat, hardwood flooring with underfloor heating and UPVC double glazed laminated French doors to rear.

#### Kitchen

17'10 x 7'8 (5.44m x 2.34m)

Two UPVC double glazed laminated windows, central heating radiator, smoke detector, bespoke range of wall and base units, laminate worktops, stainless steel sink with mixer tap, integrated Neff oven and combi oven, integrated Neff five ring induction hob and extractor hood, integrated Neff full length fridge and freezer, integrated Neff dishwasher, integrated larder cupboard, wired internet connection, individually zoned thermostat, tiled flooring with underfloor heating and composite double glazed frosted laminated door to side elevation.

### First Floor

#### Landing

13'6 x 11'5 (4.11m x 3.48m )

UPVC double glazed frosted laminated window, loft access, over stairs storage, ceiling mounted whole house WIFI point, hardwood flooring, oak doors leading to three bedrooms and bathroom.

#### Bedroom One

16 x 12'1 (4.88m x 3.68m )

UPVC double glazed laminated window with integrated blinds, central heating radiator, spotlights, wired internet connection, individually zoned thermostat and hardwood flooring.

#### Bedroom Two

12 x 10'11 (3.66m x 3.33m)

UPVC double glazed laminated window with integrated blinds, central heating radiator, wired internet connection, individually zoned thermostat and hardwood flooring.

#### Bedroom Three

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

UPVC double glazed laminated window with integrated blinds, central heating radiator, wired internet connection, individually zoned thermostat and hardwood flooring.

#### Bathroom

10'4 x 7'6 (3.15m x 2.29m )

UPVC double glazed frosted laminated window, central heated towel rail, ceramic bath with mixer tap and rinse head, double direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, LED illuminated mirror, extractor fan and tiled flooring.

#### Exterior

#### Rear

Enclosed garden with laid to lawn, decking, paving, timber storage shed with electric, mature shrubs, flood lights and canopy with power sockets and built in EV charging point.

#### Front

Stone chip driveway with mature shrubbery.

