



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		71	
(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.

## Carder Close, Swinton, M27 5PF

### Offers Over £270,000

#### AN OUTSTANDING THREE BEDROOM SEMI DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout, no chain delay and spacious rooms throughout with immaculate presentation, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the enviable location of Swinton within a sought estate. With added driveway and having been presented beautifully throughout, this enviable property would make the perfect home for any growing family! 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 porch provides access through to a spacious reception room. The reception room leads openly on to a stunning kitchen diner and staircase to the first floor. The kitchen benefits from contemporary wall and base units, integrated appliances and leads on to the conservatory. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is an enclosed garden with patio and stone chip areas. To the front there is a driveway with added garden.

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

# Carder Close, Swinton, M27 5PF

## Offers Over £270,000



- Council Tax Band C
- Off Road Parking
- Nearby Amenities
- EPC Rating C
- Fitted Kitchen
- Well Located
- Leasehold Property
- No Chain Delay
- Three Bedrooms

### Ground Floor

Patio enclosed garden with stone chipping.

#### Porch

3'07 x 3'05 (1.09m x 1.04m)

Central heating radiator, door to reception room one.

#### Reception Room One

14'07 x 14'01 (4.45m x 4.29m )

UPVC double glazed bay window, central heating radiator, part wood panel elevations, television point, under stairs storage, wood effect floor, open to kitchen / dining room, stairs to the first floor.

#### Kitchen

14'07 x 9'09 (4.45m x 2.97m )

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surfaces, tiled splash backs, integrated electric double oven, four ring gas hob, extractor hood, space for fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, boiler, part wood effect floor, part tiled floor, UPVC double glazed door to conservatory.

#### Conservatory

11'10 x 9'09 (3.61m x 2.97m )

UPVC double glazed window, central heating radiator, poly carbonate roof, wood effect floor, UPVC double glazed patio doors to rear.

### First Floor

#### Landing

9'00 x 6'00 (2.74m x 1.83m)

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

#### Bedroom One

13'09 x 8'03 (4.19m x 2.51m)

UPVC double glazed window, central heating radiator.

#### Bedroom Two

8'03 x 10'03 (2.51m x 3.12m)

UPVC double glazed window, central heating radiator.

#### Bedroom Three

9'02 x 6'00 (2.79m x 1.83m)

UPVC double glazed window, central heating radiator, over stairs storage.

#### Bathroom

6'03 x 5'06 (1.91m x 1.68m )

UPVC double glazed frosted window, central heating radiator, panel bath with electric feed shower, pedestal wash basin with mixer taps, dual flush WC, part PVC pnel elevations.

### Externally

#### Rear

Laid to lawn garden with patio, off road parking.

#### Rear



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