



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		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Birch Drive, Swinton, M27 4HD

### £200,000

A SPACIOUS SEMI-DETACHED HOME FILLED WITH NATURAL LIGHT AND NEUTRAL TONES

Nestled in a tranquil corner of this sought-after neighbourhood, this charming two-bedroom semi-detached home awaits its lucky new owners. As you step through the inviting front door, prepare to be captivated by the warmth and character that permeate every inch of this delightful abode. Birch Drive places you within easy reach of local amenities, schools, and green spaces. Commuters will appreciate the excellent transport links, ensuring a seamless journey to work or play.

The heart of the home, the spacious living room, bathed in natural light, beckons you to unwind after a long day. Imagine cosy evenings, laughter-filled gatherings with loved ones, and lazy Sunday afternoons spent curled up with a good book. The neutral decor provides a blank canvas for your personal touch. The kitchen/diner has modern appliances and ample counter space. Tucked away discreetly, the utility room ensures practicality meets style. Laundry, storage, and organization become seamless tasks, leaving you more time to savour life's pleasures.

Upstairs, discover two generously proportioned double bedrooms—each an oasis of comfort. Whether you're creating a serene main bedroom or designing a guest room, these spaces accommodate your dreams. Step outside, and you'll find a paved and decked rear garden—perfect for al fresco dining. The front laid to lawn garden adds curb appeal.

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# Birch Drive, Swinton, M27 4HD

£200,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Two Double Bedroom Semi Detached Property With Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Home For A Small Family Or Couple With Viewing Essential
- Ample Sized Paved And Decked Rear Garden
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

3'11 x 3'4 (1.19m x 1.02m)

Central heating radiator, wood effect flooring, stairs to the first floor and door to reception room.

### Reception Room

14'9 x 11'5 (4.50m x 3.48m)

UPVC double glazed window, central heating radiator, electric effect fire, television point, wood effect flooring and door to kitchen.

### Kitchen

13'8 x 7'9 (4.17m x 2.36m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work tops, oven, four ring gas hob, extractor hood, stainless steel splash back, stainless steel sink and drainer with mixer tap, space for fridge freezer, tiled flooring and door to utility.

### Utility

13'11 x 3'10 (4.24m x 1.17m)

Plumbed for washing machine and dryer, wall mounted boiler, tiled flooring and a hard wood single glazed door to rear.

## First Floor

### Landing

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

### Bedroom One

14'9 x 9'4 (4.50m x 2.84m)

UPVC double glazed window, central heating radiator and above stairs storage.

### Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)

UPVC double glazed window, central heating radiator and fitted storage.

### Bathroom

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and over head electric feed shower, part tiled elevation and vinyl flooring.

## External

### Rear

Paved and decked garden with bedding area.

### Front

Laid to lawn garden.



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