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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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.

## Enfield Road, South Swinton, M27 5GF

### £300,000

A STYLISH FAMILY HOME

Having been updated and presented to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and a contemporary finish, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With integral garage, open plan living space and modern fixtures and fittings, this enviable 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 contemporary fitted kitchen and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a reception room, integral garage and out to the rear. The reception room leads openly on to a dining room. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and wood chip areas. To the front there is a driveway with wood chip garden and access on to the garage.

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



# Enfield Road, South Swinton, M27 5GF

£300,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking With Block Paved Driveway
- Spacious Three Bedroom Semi Detached Property With Viewing Essential
- Ideal Family Home Ready To Move Into
- Open Plan Living Space
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Envious Laid To Lawn Garden With Decked Area And Mature Shrubs

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

7'9 x 6'5 (2.36m x 1.96m)

UPVC double glazed frosted window, central heating radiator, feature wall light, wood effect laminate flooring, hard wood single glazed door to kitchen/diner and stairs to first floor.

### Kitchen/Diner

17'9 x 15'5 (5.41m x 4.70m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units, wood effect surface, tiled splash back, composite sink and drainer with high spout spring mixer tap, integrated electric double Hotpoint oven with four ring electric hob and extractor hood, space for American fridge freezer, plumbed for washing machine and dishwasher, wood effect laminate flooring, open to reception room, door to garage and UPVC double glazed door to rear.

### Reception Room

17'1 x 10'11 (5.21m x 3.33m)

UPVC double glazed window, hard wood single frosted window, central heating radiator, coving, gas fire with marble effect hearth and surround, integrated storage and shelving, television point, wood effect laminate flooring and open to dining area.

### Dining Area

9'11 x 5'11 (3.02m x 1.80m)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed sliding door to rear.

### Garage

17'2 x 7' (5.23m x 2.13m)

Power lighting, Worcester boiler, up and over garage door.

## First Floor

### Landing

12'3 x 3'1 (3.73m x 0.94m)

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

### Bedroom One

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'2 x 7'10 (3.71m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'11 x 6' (3.33m x 1.83m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'9 x 5'6 (2.36m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, pedestal wash basin with mixer tap, dual flush WC, wood panelled bath with direct feed shower, rinse head and mixer tap, tiled elevation and tiled flooring.

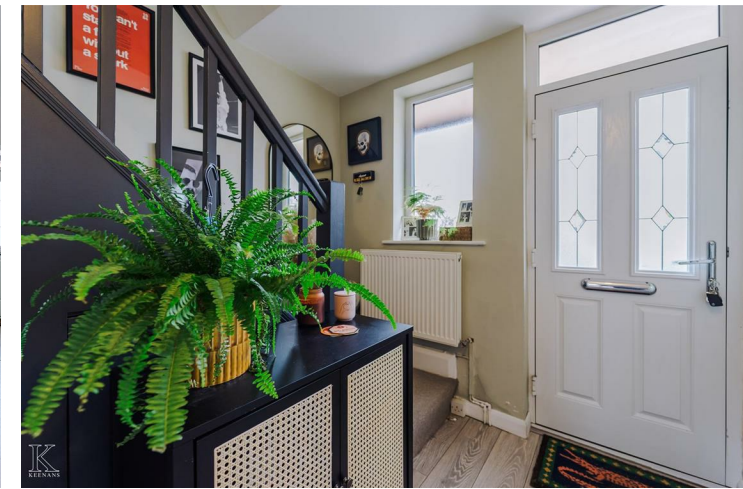
## External

### Front

Bedding areas and off road parking.

### Rear

Laid to lawn garden with paving, wood chip and bedding areas.



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