

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			91
(81-91) B		79	
(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.

## Warren Drive, Swinton, M27 0EA

### £325,000

AN ENVIABLE TOWNHOUSE PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and located within a quiet and picturesque location, this impressive three bedroom townhouse property is being proudly welcomed to the market in the sought after location of Swinton. With off road parking, two bathrooms and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Salford, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway guides you through to a contemporary fitted dining kitchen, shower room and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to a spacious reception room, double bedroom and houses a staircase to the second floor. The second floor benefits from two bedrooms and a family bathroom. Externally there is an enclosed paved garden to the rear which is not overlooked and a double driveway to the front.

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

# Warren Drive, Swinton, M27 0EA

£325,000



- Mid Terraced Property
- Ground Floor Shower Room
- Driveway Parking
- EPC Rating: C
- Three Bedrooms
- Reception Room With Juliet Balcony
- Freehold
- Impressive Fitted Kitchen
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: B

## Ground Floor

### Hallway

10'3 x 7'3 (3.12m x 2.21m)

UPVC double glazed frosted window, central heating radiator, spotlights, smoke alarm, tiled floor, doors to shower room, dining kitchen and stairs to first floor.

### Shower Room

7'3 x 2'11 (2.21m x 0.89m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, direct feed shower enclosure, tiled elevation, spotlights, extractor fan and tiled floor.

### Kitchen

13'6 x 13'3 (4.11m x 4.04m)

UPVC double glazed window, upright central heating radiator, white gloss wall and base units with granite effect worktops, tiled splash back, stainless steel sink with high spout mixer tap, integrated electric oven with 4 ring gas hob and extractor fan, integrated microwave, integrated fridge freezer and dishwasher, plumbing for washing machine and space for dryer, under stairs storage, spotlights, tiled floor and UPVC double glazed patio doors to rear.

## First Floor

### Landing

10' x 5'11 (3.05m x 1.80m)

UPVC double glazed window, spotlights, smoke alarm, wood effect laminated floor, doors to reception room, bedroom two and stairs to second floor.

### Reception Room

13'3 x 10'6 (4.04m x 3.20m)

UPVC double glazed window, central heating radiator, TV point, wood effect laminate flooring and UPVC double glazed patio doors to Juliet balcony.

### Bedroom Two

10' x 7'4 (3.05m x 2.24m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

## Second Floor

### Landing

6'6 x 2'10 (1.98m x 0.86m)

Spotlights, smoke alarm, wood effect laminate flooring, doors to two bedrooms and bathroom.

### Bedroom One

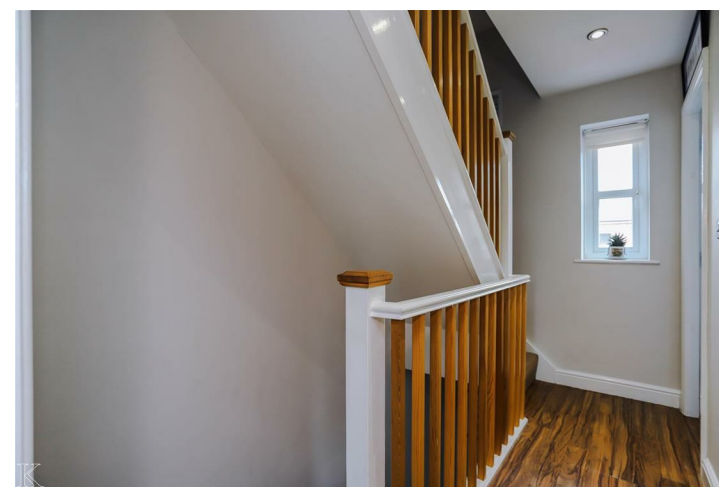
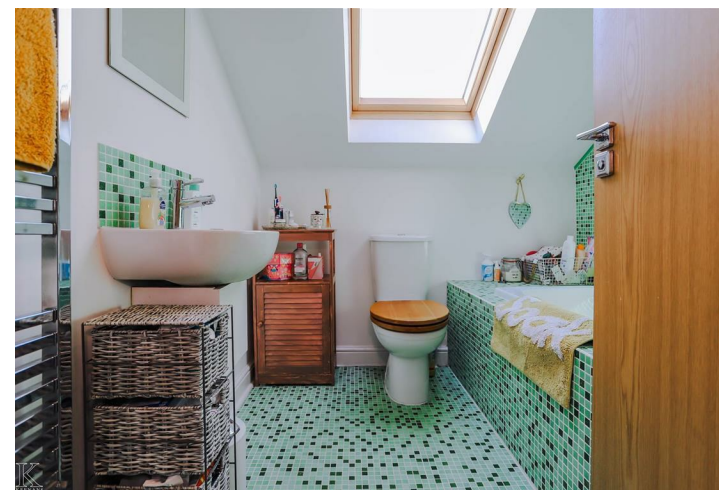
10'4 x 10'2 (3.15m x 3.10m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, over stairs storage and wood effect laminate flooring.

### Bedroom Three

10'6 x 6'8 (3.20m x 2.03m)

UPVC double glazed window, central heating radiator, spotlights, loft access and wood effect laminate flooring.



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