

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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Walnut Close, Swinton, M27 6NH

Offers Over £325,000

AN EXCEPTIONAL TRUE BUNGALOW

Having been presented and maintained to the highest standard throughout with immaculate presentation with an abundance of indoor and outdoor space, this exceptional three bedroom true bungalow is being proudly welcomed to the market in the sought after location of Clifton within Swinton. With modern fixtures and fittings, added conservatory and neutral decoration, this property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bolton and major motorway links. Having been recently refurbished and renovated with a new boiler, wireless alarm, new drive and new roof, as well as having sun in the garden all day, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen, three generously sized bedrooms, modern shower room and utility room. The reception room leads on to a fantastic conservatory. Externally there is an enclosed wrap around garden with paving, laid to lawn, stone chip and bedding areas with access to a detached garage. To the front there is a driveway for up to three cars.

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

Walnut Close, Swinton, M27 6NH

Offers Over £325,000

 3  1  2  D

- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Contemporary Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band D
- Semi Detached Bungalow Ready To Move Into
- Ideal Home For A Couple With One Level Living
- EPC Rating D
- Three Bedrooms
- Envious Rear Garden

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

4'9 x 3'3 (1.45m x 0.99m)

UPVC double glazed frosted window, tiled effect lino and door to hall.

Hall

21'10 x 7'5 (6.65m x 2.26m)

Two central heating radiators, spotlights, smoke alarm, wood effect laminate flooring, doors to reception room, kitchen, utility room, three bedrooms, shower room and composite double glazed frosted door to rear.

Reception Room

14'11 x 12'5 (4.55m x 3.78m)

Two UPVC double glazed windows, central heating radiator, coving, television point, wood effect laminate, flooring and UPVC double glazed French patio doors to conservatory.

Conservatory

14'5 x 11' (4.39m x 3.35m)

UPVC double glazed window, central heating radiator, polycarbonate roof, wood effect laminate flooring and UPVC double glazed patio doors to rear.

Kitchen

9'10 x 9'1 (3.00m x 2.77m)

UPVC double glazed window, range of grey gloss wall and base units, granite effect surfaces, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric NEFF oven with four ring gas hob, extractor hood, integrated microwave, integrated fridge and freezer, spotlights and wood effect laminate flooring.

Bedroom One

14'3 x 10'10 (4.34m x 3.30m)

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

Bedroom Two

14'5 x 10'10 (4.39m x 3.30m)

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

Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

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

Utility Room

6'3 x 5'8 (1.91m x 1.73m)

UPVC double glazed frosted window, central heating radiator, plumbed for washing machine, dryer, granite effect work surface, Baxi boiler and wood effect laminate flooring.

Shower Room

7' x 5'3 (2.13m x 1.60m)

UPVC double glazed frosted window, heated towel rail, three piece suite, Villeroy and Boch double direct feed rainfall shower enclosure with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevation with Swarovski trim, spotlights, PVC to ceiling, extractor fan and tiled flooring.

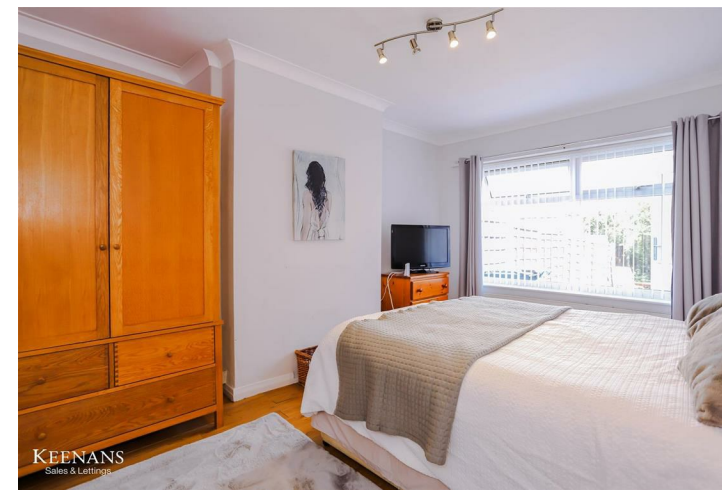
External

Rear

Enclosed wrap around garden with laid to lawn, paving, wood chip and bedding areas, mature shrubs, trees, stone chip, security lighting, power sockets, outside tap and access to garage with power.

Front

Indian Stone driveway with security lighting.



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