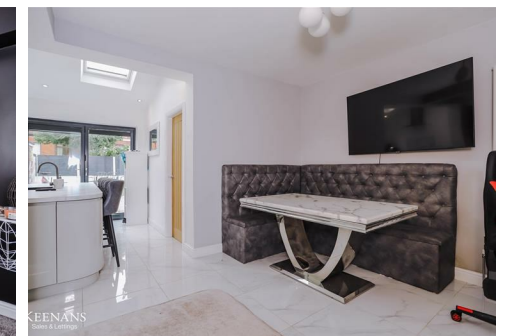




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(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.

Birch Drive, Swinton, M27 4HD

£290,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With low maintenance gardens, enviable ground floor extension and stylish presentation, this 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 spacious dining room, WC and staircase to the first floor. The dining room leads on to a spacious reception room and open on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units and integrated appliances and leads on to a utility room and out to the rear through bi-folding doors. The first floor comprises of doors on to three generously sized bedrooms, modern family bathroom and staircase to the loft room. Externally there is an enclosed garden to the rear with paving, artificial lawn and access on to a garden room. To the front there is a block paved driveway.

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

Birch Drive, Swinton, M27 4HD

£290,000



- Tenure Freehold
- Off Road Parking
- Open Plan Contemporary Fitted Kitchen/Dining Space
- Easy Access To Major Network Links
- Council Tax Band C
- Semi Detached Property
- Low Maintenance Rear Garden With Access To A Summer House
- EPC Rating F
- Three Bedrooms
- Ideal Family Home Ready To Move Into

Ground Floor

Entrance

Composite double glazed frosted door to Porch

Porch

5'2 x 2' (1.57m x 0.61m)

UPVC double glazed window, meter cupboard, tiled floor and composite double glazed frosted door to hall.

Hall

16'3 x 6'6 (4.95m x 1.98m)

Central heating radiator, under stairs storage, tiled floor, oak doors to dining area, WC and stairs to first floor.

WC

4' x 2'3 (1.22m x 0.69m)

UPVC double glazed frosted window, dual flush WC, spotlights and tiled floor.

Dining Area

11'2 x 11' (3.40m x 3.35m)

Upright central heating radiator, television point, tiled floor, oak single glazed frosted double doors to reception room and open to kitchen.

Reception Room

13' x 12'1 (3.96m x 3.68m)

UPVC double glazed bay window, central heating radiator and media wall with television point.

Kitchen

15'6 x 11'10 (4.72m x 3.61m)

Two Velux windows, range of mixed granite effect and white gloss wall and base units, marble effect surface, composite sink with mixer tap, three door range with five ring gas hob and extractor hood, integrated microwave, integrated fridge freezer and dishwasher, counter island and breakfast bar, spotlights, tiled floor, oak door to utility room and Aluminium double glazed bi fold door to rear.

Utility Room

8'6 x 5'6 (2.59m x 1.68m)

UPVC double glazed window, central heating radiator, plumbed for washing machine and dryer, marble effect work surface, spotlights and tiled floor.

First Floor

Landing

18'5 x 6'11 (5.61m x 2.11m)

UPVC double glazed window, oak doors to three bedrooms, bathroom and stairs to loft room.

Bedroom One

13' 2 x 11'1 (3.96m 0.61m x 3.38m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Two

12'2 x 8'1 (3.71m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'9 x 7' (2.36m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 5'11 (2.21m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panelled bath with direct feed rainfall shower, rinse head and waterfall mixer tap, integrated television, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevation, spotlights, extractor fan and tiled floor.

Second Floor

Loft Room

13'9 x 12'6 (4.19m x 3.81m)

UPVC double glazed window, central heating radiator and spotlights.

External

Rear

Enclosed garden with paving, artificial lawn and access to Summer house.

Summer House

14'5 x 7'9 (4.39m x 2.36m)

UPVC double glazed wood effect window, French doors, UPVC double glazed door, spotlights and vinyl flooring.

Front

Off road parking.



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