



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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

### £350,000

A FULLY UPDATED, CONTEMPORARY DORMER BUNGALOW

Flowing internally with character and charm and boasting an abundance of indoor and outdoor space, this enviable three bedroom semi detached dormer bungalow is being proudly welcomed to the market in the sought after location of Clifton. With an enviable open plan kitchen and living space, three double bedrooms and a detached double garage, this property is truly 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 Manchester, Salford, Bolton and major motorway links. Benefiting from modern fixtures and fittings, added ground floor extension and two bathrooms, this property is the perfect home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary and spacious open plan kitchen/living space, two double bedrooms, shower room and staircase to the first floor. The kitchen/living space boasts modern wall and base units, integrated appliances and leads openly on to a dining area and conservatory. The first floor comprises of a door on to the main bedroom which leads openly on to an en suite shower room. Externally, there is a stunning wraparound garden with laid to lawn, paving, stone chip and bedding areas, car port with gated off road parking and access to the double garage. To the front there is an imprinted concrete driveway, electric car charging point and a bedded garden.

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



# Walnut Close, Swinton, M27 6NH

£350,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating TBC
- Off Road Parking For Numerous Vehicles
- Semi Detached Dormer Bungalow
- Spacious Three Bedrooms
- Open Plan Living Space
- Envious Rear Garden With Garage
- Ideal Family Home
- Viewing Essential

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

18'10 x 8'6 (5.74m x 2.59m)

Two central heating radiators, smoke alarm, spotlights, solid oak double doors to two storage cupboards, wood effect laminate flooring, solid oak doors to open plan reception room/kitchen, two double bedrooms, shower room and stairs to first floor.

### Open Plan Reception Room

#### Kitchen

27'3 x 14'6 (8.31m x 4.42m)

Three UPVC double glazed windows, three Velux windows, two central heating radiators, range of white high gloss base units, granite effect surface, inset stainless steel sink with high spout mixer tap, two integrated electric Zanussi ovens with five ring Neff induction hob and extractor hood, space for American fridge freezer, integrated dish washer and washing machine, television point, tiled floor, open to dining area, open to conservatory and UPVC double glazed door to rear.

### Dining Area

14'4 x 9' (4.37m x 2.74m)

Double glazed roof, upright central heating radiator, two feature wall lights and open to conservatory.

### Conservatory

19'10 x 12'3 (6.05m x 3.73m)

UPVC double glazed window, cast iron multi fuel burner, double glazed roof, two feature wall lights and UPVC double glazed French doors to rear.

### Bedroom Two

14'3 x 11' (4.34m x 3.35m)

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

### Bedroom Three

14'3 x 11' (4.34m x 3.35m)

Central heating radiator, coving, gas fire with granite effect hearth and surround and UPVC double glazed double doors to dining area.

### Shower Room

9'3 x 5'6 (2.82m x 1.68m)

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

### First floor

### Landing

6'6 x 2'11 (1.98m x 0.89m)

Spotlights, smoke alarm and oak single glazed door to bedroom one.

## Bedroom One

19'3 x 14'5 (5.87m x 4.39m)

UPVC double glazed window, Velux window, central heating radiator, ceiling fan, eave storage and open to en suite.

### En Suite

6'5 x 4'11 (1.96m x 1.50m)

UPVC double glazed frosted window, three piece suite, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation and tiled flooring.

### External

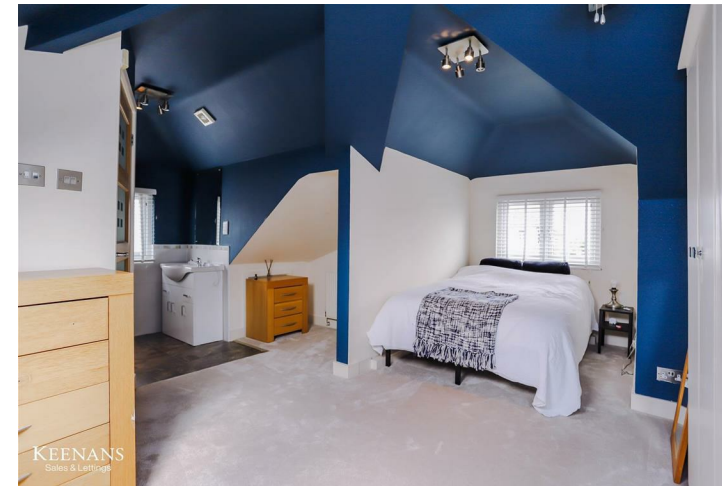
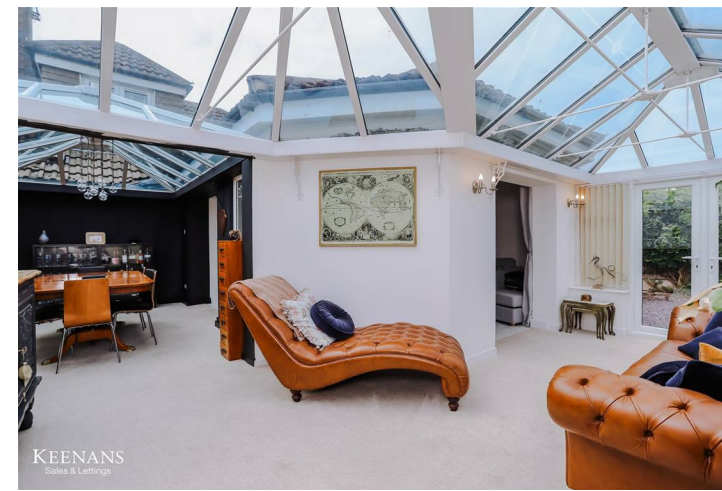
#### Rear

Enclosed garden with laid to lawn, slate and stone chippings, decking, bedding areas, patio, lighting, car port with gated access and double garage.

### Double Garage

18' x 17'6 (5.49m x 5.33m)

Power, lighting and up and over door.



Tel: 01617939622

www.keenans-estateagents.co.uk