



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Lawefield Crescent, Swinton, M27 6WN

Offers Over £350,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated beautifully throughout with spacious rooms, enviable views and an abundance of indoor space, this outstanding four double bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Clifton on a popular estate. With accommodation over four floors, modern fixtures and fittings and two bathrooms, 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 Manchester, Salford, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a modern kitchen, dining room and houses half staircases to the lower ground floor and the first floor. The kitchen boasts modern wall and base units and integrated appliances. The lower ground floor benefits from two spacious reception rooms and a downstairs WC. The first floor comprises of doors on to two double bedrooms, a family bathroom and half staircase to the second floor. The main bedroom boasts an en suite shower room. The second floor guides you on to two additional double bedrooms. Externally there is an enclosed tiered garden to the rear with paving, bedding and decking. To the front there is a driveway for up to three cars.

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

Lawefield Crescent, Swinton, M27 6WN

Offers Over £350,000

 4  2  3  C

- Beautifully Presented Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking For Several Cars
- EPC Rating TBC
- Four Double Bedrooms
- Modern Three Piece Bathroom
- Tenure Freehold
- Contemporary Fitted Kitchen
- Fabulous Garden To The Rear
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted front door to hall.

Hall

13'5 x 5'9 (4.09m x 1.75m)

Central heating radiator, smoke detector, wood effect laminate flooring, doors to the kitchen, dining room, half staircase to lower ground floor and half staircase to first floor.

Kitchen

15'1 x 7'7 (4.60m x 2.31m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units, granite effect surfaces, ceramic Belfast sink with high spout mixer tap, four door Belling range cooker with seven ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, spotlights and wood effect laminate flooring.

Dining Room

12'1 x 7'5 (3.68m x 2.26m)

UPVC double glazed window, central heating radiator, spotlights, meter cupboard, wood effect laminate flooring and door to utility room.

Utility Room

7'5 x 4'11 (2.26m x 1.50m)

Range of white wall and base units, wood effect surfaces, plumbing for washing machine, space for dryer, spotlights and wood effect laminate flooring.

Lower Ground Floor

Hall

6'8 x 6'2 (2.03m x 1.88m)

Central heating radiator, wood effect laminate flooring and doors to two reception rooms and WC.

WC

6'7 x 3'8 (2.01m x 1.12m)

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with traditional taps, low base WC, tiled elevations and wood effect laminate flooring.

Reception Room One

19'5 x 11'6 (5.92m x 3.51m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Reception Room Two

14'8 x 9'10 (4.47m x 3.00m)

UPVC double glazed window, central heating radiator and television point.

First Floor

Landing

8'10 x 6'0 (2.69m x 1.83m)

Central heating radiator, loft access, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

19'5 x 11'6 (5.92m x 3.51m)

UPVC double glazed box window, two central heating radiators, fitted wardrobes and dressing table, wood effect laminate flooring and door to en suite.

En Suite

7'8 x 3'9 (2.34m x 1.14m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, PVC panel elevations, spotlights, PVC to ceiling, extractor fan and wood effect laminate flooring.

Bedroom Two

14'8 x 9'10 (4.47m x 3.00m)

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

Bathroom

7'0 x 6'5 (2.13m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, P-shaped panel bath with mixer tap and electric feed shower, tiled elevations, extractor fan and wood effect laminate flooring.

Second Floor

Landing

5'9 x 5'0 (1.75m x 1.52m)

UPVC double glazed window, smoke detector, doors to bedroom three, bedroom four and storage cupboard.

Bedroom Three

13'10 x 7'9 (4.22m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'7 x 7'8 (2.92m x 2.34m)

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

External

Rear

Tiered garden with paving, bedding, stone chip decking and laid to lawn areas.

Front

Off road parking.



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