

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			
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.

## Fairway, Swinton, M27 4JD

### Offers Over £240,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, modern fixtures and fittings and stylish decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With off road parking, beautiful gardens and no chain delay, 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 reception room, modern kitchen and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a WC and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and wood chip bedding areas. To the front there is a garden with artificial lawn and paving, as well as a single driveway.

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

# Fairway, Swinton, M27 4JD

## Offers Over £240,000



- Tenure Freehold
- Off Road Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Semi Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Three Bedrooms
- Ready To Move Into

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

7'9 x 6'5 (2.36m x 1.96m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, under stairs storage, doors to reception room, kitchen and stairs to first floor.

#### Reception Room

17'7 x 10'11 (5.36m x 3.33m)

Two UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point and door to kitchen.

#### Kitchen

18'9 x 7'9 (5.72m x 2.36m)

UPVC double glazed window, central heating radiator, coving, spotlights, range of panelled wall and base units, granite effect work tops, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven, four ring gas hob, and extractor hood, integrated fridge freezer, plumbed for washing machine, under unit lighting, under stairs storage, wood effect laminate flooring, bi fold door to WC and UPVC double glazed frosted door to rear.

#### WC

4'3 x 3'9 (1.30m x 1.14m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, coving and wood effect laminate flooring.

### First Floor

#### Landing

11'2 x 3' (3.40m x 0.91m)

UPVC double glazed frosted window, loft hatch, doors to three bedrooms and bathroom.

#### Bedroom One

10'10 x 8' (3.30m x 2.44m)

UPVC double glazed window and central heating radiator.

#### Bedroom two

10'10 x 9'2 (3.30m x 2.79m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8' x 7'9 (2.44m x 2.36m)

UPVC double glazed window, central heating radiator, picture rail and integrated shelving.

#### Bathroom

7'9 x 5'8 (2.36m x 1.73m)

Two UPVC double glazed frosted windows, central heating towel rail, three piece suite, tiled panel bath with direct feed rainfall shower, rinse head and mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights and tiled floor.

### External

#### Front

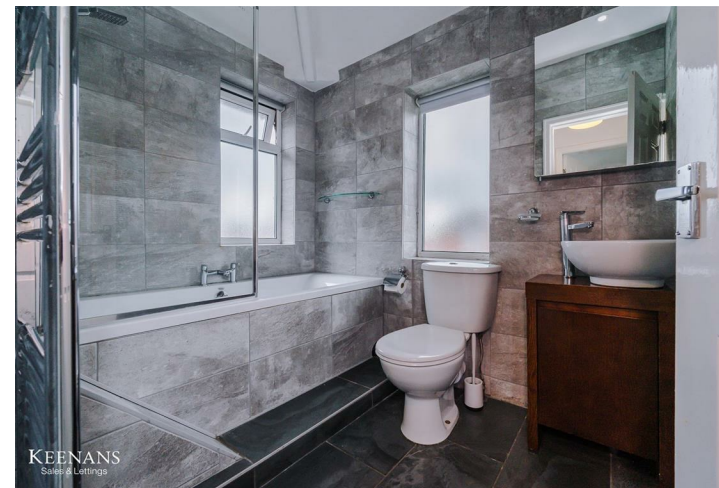
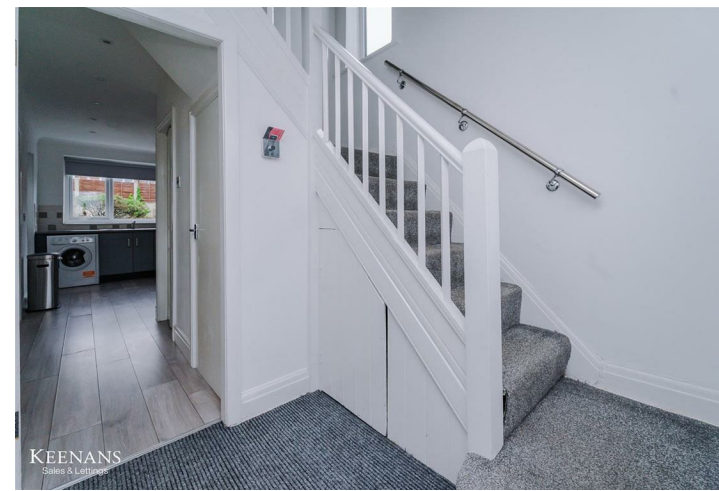
Garden with artificial lawn, paving and driveway.

#### Rear

Enclosed garden with laid to lawn, paving and wood chip bedding area.

### Additional Information

Please note a grant of probate is outstanding for the above property



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