



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			83
(81-91) B			
(69-80) C		71	
(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.

## Manor Road, Swinton, M27 5GA

### Offers Over £325,000

#### AN EXQUISITE FAMILY HOME

Having undergone a full renovation with the highest quality finish, immaculate presentation and an abundance of indoor and outdoor space, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Swinton on a quiet cul de sac. With an impressive extension, scope to convert into a four bedroom property and no details being missed, this property has been transformed into the perfect family home ready to move straight into! With an enviable landscaped garden, fully equipped external office and garage with a separate electric system and plans in place for a kitchen extension, this property has been a credit to the current owners who have created the highest quality home perfect for any growing family. Flowing internally with character and charm, stylish interior and modern fixtures and fittings, viewings are essential to appreciate the standard this house has!

The property comprises briefly; a welcoming entrance porch leads through to a hallway which guides you through to a spacious reception room, kitchen and houses a staircase to the first floor. The reception room leads on to a dining area which leads openly on to a fantastic conservatory. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally there is an enclosed wrap around, fully landscaped garden with paving, stone chip, bedding, pergola and access on to the fully equipped external office and garage. To the front there is a concrete imprinted driveway for multiple vehicles.

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



# Manor Road, Swinton, M27 5GA

## Offers Over £325,000



- Exquisite Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- State of the Art External Office
- Council Tax Band B

### Ground Floor

#### Entrance Porch

7'1 x 2'4 (2.16m x 0.71m )

UPVC double glazed frosted French front doors, UPVC double glazed frosted windows, tiled flooring and UPVC door to hall.

#### Hall

7'8 x 6'7 (2.34m x 2.01m )

Hardwood single glazed leaded window, central heating radiator, smoke detector, wood effect laminate flooring, doors to reception room, kitchen and stairs to first floor.

#### Reception Room

19'5 x 10'7 (5.92m x 3.23m)

UPVC double glazed bay window, central heating radiator, cast iron multifuel burner with stone hearth, exposed brick surround and oak mantel, television point and double sliding doors to dining room.

#### Dining Room

10'9 x 8'8 (3.28m x 2.64m )

UPVC double glazed window, central heating radiator and open to conservatory.

#### Conservatory

14'1 x 8'8 (4.29m x 2.64m )

UPVC double glazed window, central heating radiator, television point, UPVC double glazed French doors to kitchen and out to rear.

#### Kitchen

15'6 x 10'8 (4.72m x 3.25m)

UPVC double glazed window, central heating radiator, range of solid wood panelled wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for dishwasher, understairs storage housing Worcester boiler and wood effect laminate flooring.

### First Floor

#### Landing

9'10 x 4'1 (3.00m x 1.24m)

UPVC double glazed window, access to fully boarded loft with pull down ladder, picture rail, doors to three bedrooms and family bathroom.

#### Bedroom One

18'5 x 11'0 (5.61m x 3.35m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed bay window and central heating radiator.

#### Bedroom Three

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed window, central heating and integrated bed.

### Bathroom

7'9 x 7'8 (2.36m x 2.34m)

UPVC double glazed frosted window, central heating radiator, low base WC, vanity top wash basin with mixer tap, freestanding slipper bath with mixer tap and rinse head, double direct feed rainfall shower enclosed, tiled elevations, picture rail and tiled flooring.

### External

#### Rear

Enclosed garden with paving, stone and slate chipping, bedding areas, security power lighting, external sockets, greenhouse, access to garage and external office.

#### Office

13'11 x 9'0 (4.24m x 2.74m)

UPVC double glazed window, power, lighting, base units with wood effect worktops, stainless steel sink and drainer with mixer tap, wood effect laminate flooring, door to WC and double doors to additional room.

#### Additional Room

9'0 x 5'3 (2.74m x 1.60m )

Wood effect laminate flooring.

#### WC

3'8 x 2'9 (1.12m x 0.84m)

Dual flush WC, wall mounted wash basin with cold water tap and electric hot water tap, spotlights and tiled flooring.

#### Garage

12'7 x 9'0 (3.84m x 2.74m)

Power, lighting, fitted storage, plumbing for washing machine, space for dryer and up and over garage door.

#### Front

Enclosed garden with imprinted concrete drive and access to garage.

