



Total area: approx. 2608.6 sq. feet

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 PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		51	
(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.

Westbrook Road, Swinton, M27 5ZQ

Offers Over £550,000

AN IMPRESSIVE SEMI-DETACHED FAMILY HOME

Nestled in the sought-after Westbrook Road of Swinton, Manchester, this charming semi-detached house offers a perfect blend of space and versatility for a growing family. Boasting three reception rooms and three bedrooms, including a games room and attic room, this property provides ample living space for all your needs.

One of the standout features of this home is the generous games room, which could easily be utilised as an additional bedroom to accommodate guests or a larger family. The former carport and garage have been converted into a spacious gym area, perfect for fitness enthusiasts or those looking for a dedicated workout space.

Step outside into the delightful rear lawned garden, complete with a gorgeous sheltered seating area where you can relax and unwind in the fresh air. The secure gated off-road parking ensures convenience and peace of mind for you and your family.

Located in a popular area, this property offers easy access to major commuter routes, making your daily travels a breeze. With nearby schools within reach, this home is ideal for families with children.

Don't miss out on the opportunity to make this versatile and well-appointed property your new home. Book a viewing today and discover the endless possibilities that this Westbrook Road gem has to offer.

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Westbrook Road, Swinton, M27 5ZQ

Offers Over £550,000



- Impressive Semi Detached Property
- Presented to Highest Standard Throughout
- Gated Driveway
- EPC Rating E
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

Ground Floor

Entrance Porch

9'8 x 2'9 (2.95m x 0.84m)

Composite double glazed front door, UPVC double glazed windows, tiled flooring and hardwood door to hall.

Hall

13'3 x 7'5 (4.04m x 2.26m)

UPVC double glazed window, central heating radiator, doors leading to WC, two reception rooms, downstairs storage and stairs to first floor.

Reception Room One

14'2 x 9'11 (4.32m x 3.02m)

UPVC double glazed bay window, ceiling rose, coving, living flame gas fire and television point.

WC

4'5 x 2'8 (1.35m x 0.81m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and wood effect laminate flooring.

Reception Room Two

14'1 x 11'5 (4.29m x 3.48m)

Central heating radiator, ceiling rose, coving, living flame gas fire and open access to reception room three.

Reception Room Three

10'8 x 10'5 (3.25m x 3.18m)

Central heating radiator, two Velux windows, television point, door to kitchen and UPVC double glazed sliding door to rear.

Kitchen

20'6 x 9'2 (6.25m x 2.79m)

UPVC double glazed window, central heating radiator, coving, mix of panelled wall and base units with laminate worktops, Rangemaster range cooker with five ring gas hob and extractor hood, tiled splashback, ceramic sink and drainer with mixer tap, space for American-style fridge freezer, wood effect laminate flooring, doors leading to utility and gym.

Utility

8'10 x 5'10 (2.69m x 1.78m)

UPVC double glazed window, laminate worktop, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for dryer, wood effect laminate flooring and hardwood double glazed frosted door to rear.

Gym

41'2 x 11'11 (12.55m x 3.63m)

Partial PVC roof, UPVC double glazed windows, UPVC double glazed sliding door to front and door to rear.

First Floor

Landing

Doors leading to three bedrooms, study and family bathroom.

Bedroom One

15'2 x 11'9 (4.62m x 3.58m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'0 x 3'11 (1.83m x 1.19m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, extractor fan, spotlights, tiled elevations and vinyl flooring.

Bedroom Two

12'2 x 9'11 (3.71m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'2 x 11'6 (3.71m x 3.51m)

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

Bathroom

19'3 x 8'4 (5.87m x 2.54m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double jacuzzi bath with mixer tap, walk-in direct feed shower, part tiled elevations, spotlights, extractor fan, tiled effect flooring and door to games room.

Games Room

18'3 x 11'10 (5.56m x 3.61m)

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

Study

9'4 x 8'2 (2.84m x 2.49m)

UPVC double glazed window, central heating radiator, fitted wardrobes and stairs to attic room.

Second Floor

Attic Room

20'8 x 11'2 (6.30m x 3.40m)

Velux window and fitted storage.

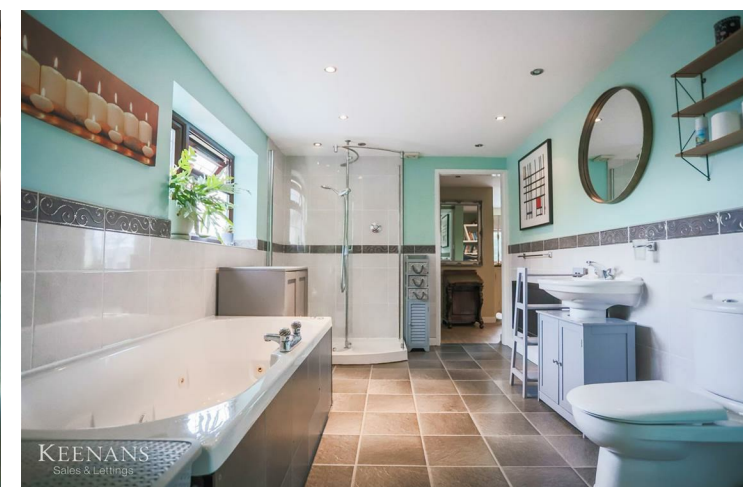
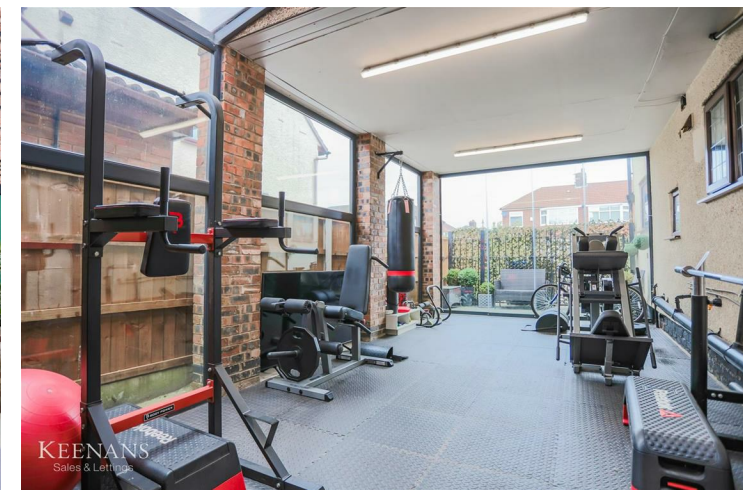
External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Gated off road parking and bedding areas.



Tel: 01617939622

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