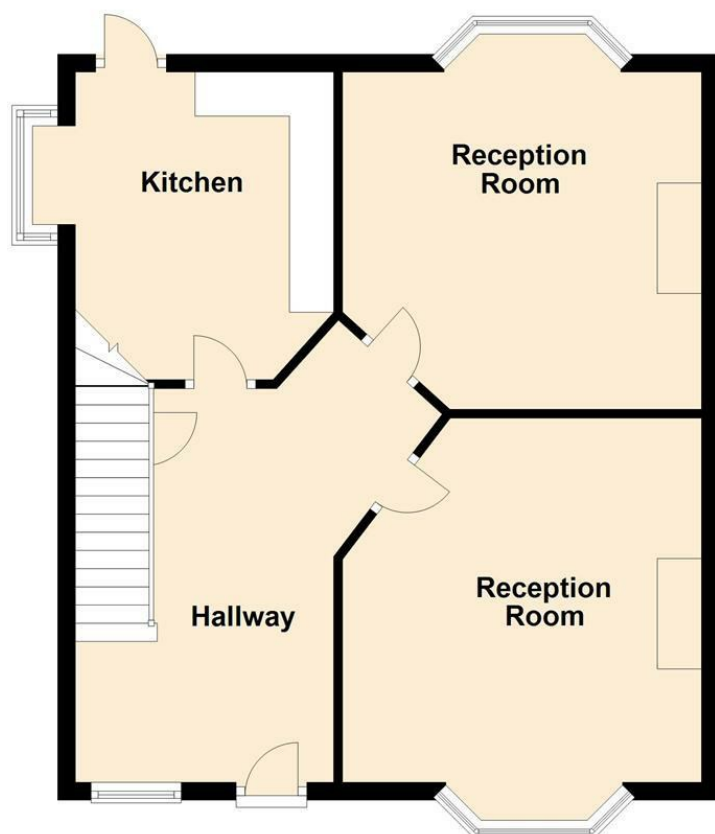
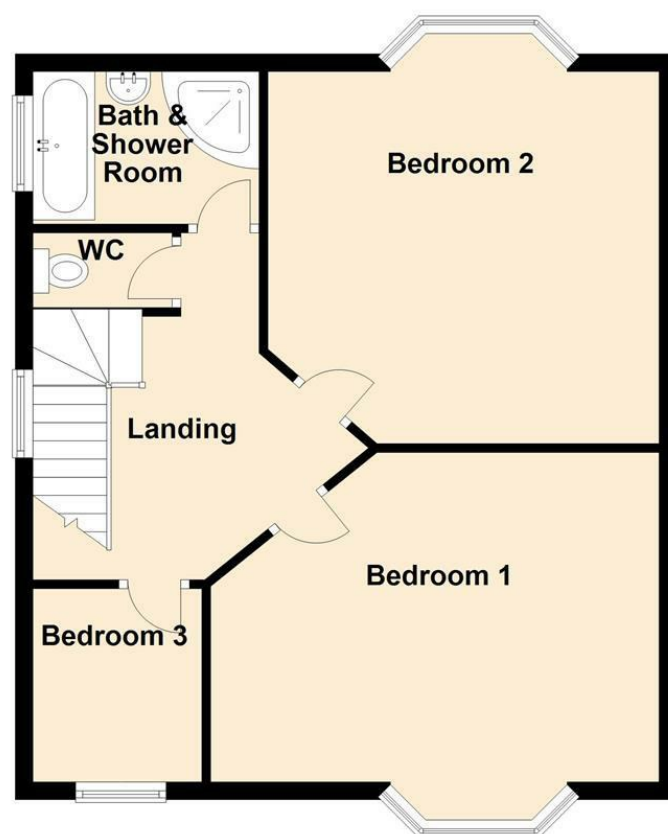


Ground Floor



First Floor



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.

## Manchester Road, Swinton, M27 6WH

### Offers Over £270,000

A BEAUTIFULLY PRESENTED, DECEPTIVELY SIZED SEMI DETACHED HOME IN A POPULAR AREA

This beautifully maintained three bedroom, semi detached home is located in a prime position in close proximity to Clifton Country Park and within close reach of motorway links, amenities and schools. This home is perfectly suited to a family or professional couple as the property is generously sized and boasts a stylish finish throughout.

Comprising briefly; external entrance porch leading to a tiled hallway, housing a staircase to the first floor and doors leading to two generously sized reception rooms and a modern fitted kitchen. To the first floor you will find three bedrooms and a modern fitted bathroom which includes a shower enclosure and room with separate WC.

Externally, you will find a driveway to the front of the property for three cars leading to the garage, and a fully enclosed rear garden, with mature foliage and access to the garage.

Viewings can be arranged by calling our Swinton office, at your earliest convenience.



# Manchester Road, Swinton, M27 6WH

## Offers Over £270,000



- Beautifully Presented Semi Detached Property
- Two Reception Rooms
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom and WC
- Gardens to Front and Rear
- Council Tax Band C

### Ground Floor

#### Entrance

Composite double glazed door leads to the hall.

#### Hall

11'2 x 10'5 (3.40m x 3.18m)

Stairs to the first floor, central heating radiator, smoke alarm, coving to the ceiling, tiled flooring, under-stairs storage and doors lead to the kitchen, two reception rooms.

#### Reception Room One

13'6 x 13'4 (4.11m x 4.06m)

UPVC double glazed bay window, central heating radiator, coving to the ceiling and a modern gas fire.

#### Reception Room Two

13'3 x 12'2 (4.04m x 3.71m)

UPVC double glazed bay window, central heating radiator, television point, coving to the ceiling and wood effect flooring.

#### Kitchen

11'5 x 9'7 (3.48m x 2.92m)

UPVC double glazed window, a range of cream panelled wall and base units, wood effect worktops, tiled splash-backs, stainless steel one and half bowl sink, drainer and mixer tap, electric oven, gas hob, extractor hood, integrated washing machine, integrated dishwasher, integrated fridge freezer and a UPVC double glazed door leads to the rear.

### First Floor

#### Landing

10'2 x 9'8 (3.10m x 2.95m)

UPVC double glazed window, coving to the ceiling and doors lead to the WC, shower room and to three bedrooms.

#### Bedroom One

14'8 x 12'9 (4.47m x 3.89m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and a television point.

#### Bedroom Two

13' x 10'6 (3.96m x 3.20m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes, coving to the ceiling and a television point.

#### Bedroom Three

7'2 x 6'3 (2.18m x 1.91m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

#### Bathroom

8'5 x 5'8 (2.57m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, a corner shower enclosure with direct feed rainfall shower head, a panelled bath, pedestal wash basin, fully-tiled elevations, spotlights and tiled flooring.

### WC

5'2 x 2'9 (1.57m x 0.84m)

UPVC double glazed frosted window, twin flush WC, fully-tiled elevations and tiled flooring.

### External

#### Front

A driveway providing off-road parking for numerous vehicles leading to the garage.

#### Rear

Enclosed garden with paving and mature shrubs and plants.

