

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Campbell Road, Swinton, M27 5GQ

### £280,000

AN EXCEPTIONAL FAMILY HOME WITH NO ONWARDS CHAIN

Having been presented and updated beautifully throughout with spacious rooms, neutral decoration and gardens to both the front and the rear, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Swinton. With an open plan living area, off road parking and being a complete blank canvas, this property is the perfect home for any growing family to put their own stamp on! 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, fitted kitchen and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed laid to lawn garden with paving, decking and bedding areas to the rear, as well as a storage shed and pergola. To the front there is a laid to lawn garden with bedding areas and off road parking.

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



# Campbell Road, Swinton, M27 5GQ

£280,000



- Semi Detached Property
- Modern Fitted Kitchen With A Range Of Appliances
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Family Bathroom
- Leasehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

## Ground Floor

### Hall

7'9 x 6'7 (2.36m x 2.01m)

Hardwood single glazed leaded entrance door, UPVC double glazed window, central heating radiator, under stairs storage, wood effect laminate floor, stairs to first floor and doors to reception room and kitchen.

### Reception Room

19'6 x 10'10 (5.94m x 3.30m)

UPVC double glazed window, central heating radiator, coving, open coal gas fire with oak mantle, TV point, UPVC double glazed bi-fold doors to rear.

### Kitchen

10'7 x 8'11 (3.23m x 2.72m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, wood effect lino flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

10' x 3'1 (3.05m x 0.94m)

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

### Bedroom One

11'10 x 10'10 (3.61m x 3.30m)

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

### Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

UPVC double glazed window, central heating radiator and air conditioning unit.

### Bedroom Three

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

UPVC double glazed window and central heating radiator.

### Bathroom

7'9 x 6' (2.36m x 1.83m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with traditional taps, tiled elevations and tile effect lino.

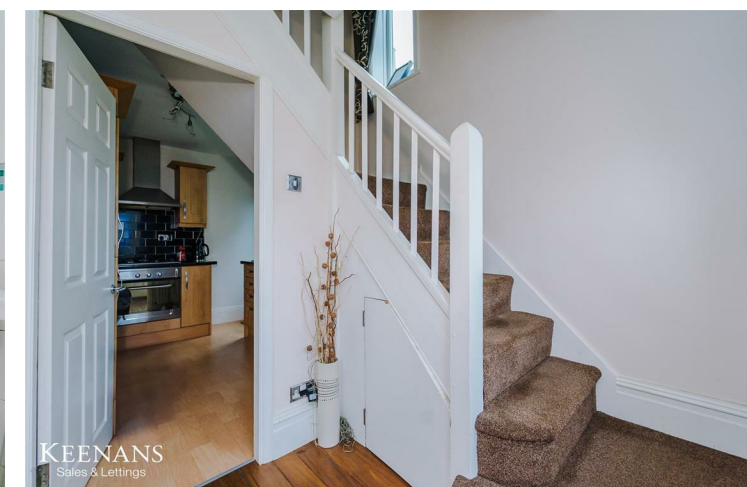
## External

### Front

Laid to lawn garden with bedding areas and off road parking.

### Rear

Laid to lawn garden, paving, raised bedding areas, mature shrubs, pergola and storage shed.



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