

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

## Westgate Drive, Swinton, M27 5QB

### £325,000

AN EXCEPTIONAL FAMILY HOME ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space, neutral decoration and modern kitchen and bathroom, this outstanding five bedroom detached property is being proudly welcomed to the market in the most desirable location of Swinton in a sought after area. With panoramic woodland views, enviable wrap around gardens and being a complete blank canvas, 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 Salford, Manchester and major motorway links. With scope to extend and benefitting from a detached garage and open plan living and kitchen space, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway guides you through to a spacious reception room, kitchen and houses a staircase to the first floor. The reception room and kitchen both lead openly on to a dining room. The first floor comprises of doors on to five bedrooms and a modern family bathroom. Externally there is an impressive wraparound garden with laid to lawn, paving, bedding and decking areas. To the front there is a laid to lawn garden with paving and bedding as, well as a gated driveway and access to the garage.

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



# Westgate Drive, Swinton, M27 5QB

£325,000



- Exceptional Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Five Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Impressive Wraparound Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

7'9 x 7'3 (2.36m x 2.21m )

Hardwood single glazed front door, hardwood single glazed leaded window, wood effect laminate flooring, doors to reception room, kitchen and stairs to first floor.

### Reception Room

17'7 x 11'0 (5.36m x 3.35m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, gas fire with exposed brick hearth and surround, television point, wood effect laminate flooring and open to dining room.

### Dining Room

11'0 x 10'5 (3.35m x 3.18m )

Central heating radiator, wood effect laminate flooring, open access to kitchen and UPVC double glazed sliding door to rear.

### Kitchen

19'3 x 7'9 (5.87m x 2.36m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, granite effect sink and drainer with high spout mixer tap, integrated electric double oven with four ring induction hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, breakfast bar, spotlights, pelmet lighting, under stairs pantry, wood effect laminate flooring and hardwood single glazed frosted door to rear.

## First Floor

### Landing

14'9 x 8'1 (4.50m x 2.46m)

UPVC double glazed window, loft access, wood effect laminate flooring, doors to five bedrooms and family bathroom.

### Bedroom One

11'0 x 10'9 (3.35m x 3.28m)

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

### Bedroom Two

10'4 x 8'5 (3.15m x 2.57m)

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

### Bedroom Three

10'5 x 8'6 (3.18m x 2.59m )

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

### Bedroom Four

8'2 x 8'0 (2.49m x 2.44m)

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

### Study

7'9 x 6'0 (2.36m x 1.83m)

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

### Bathroom

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, inset shelving with downlights, LED illuminated mirror, spotlights and tiled flooring.

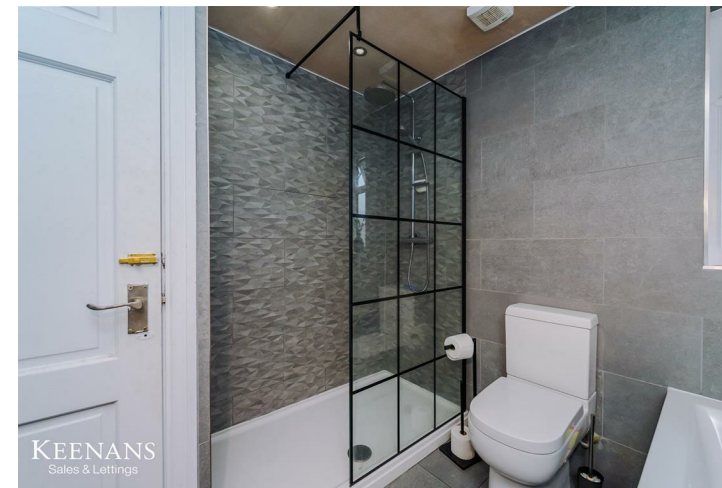
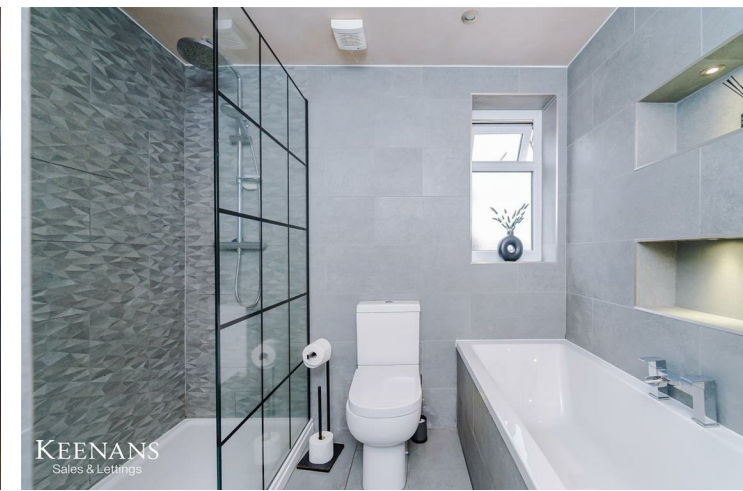
### External

#### Rear

Laid to lawn garden with paving, decking, bedding areas and mature shrubbery.

#### Front

Laid to lawn garden with paving, bedding areas, gated off road parking and access to detached garage.



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