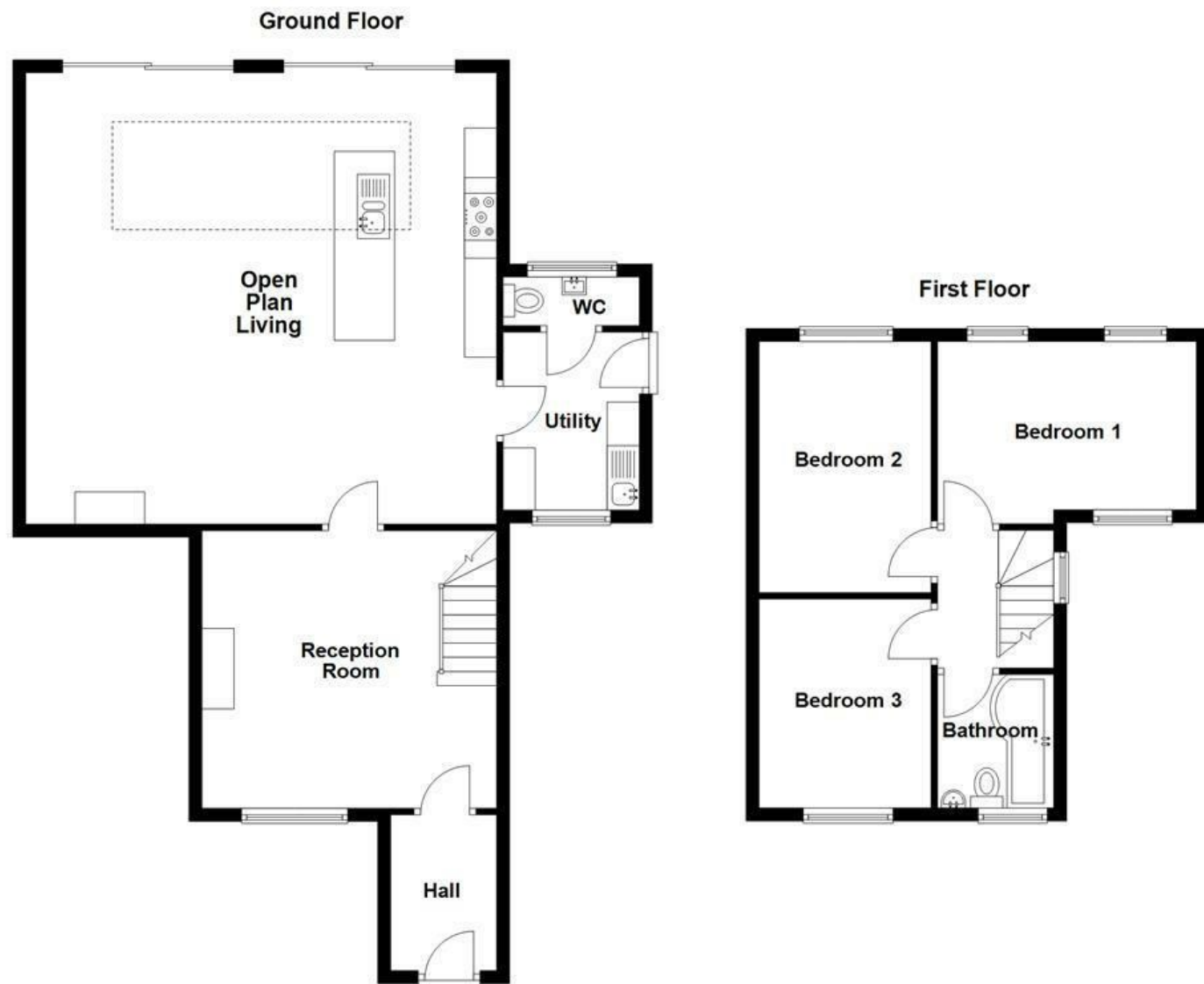




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Deans Road, Swinton, M27 0JF

Offers Over £350,000

AN EXCEPTIONAL DETACHED PROPERTY WITH IMPRESSIVE GROUND FLOOR EXTENSION

Having been presented, extended and updated to the most immaculate standard throughout with an abundance of indoor and outdoor space, stylish interiors and modern fixtures and fittings, this outstanding three double bedroom detached property is being proudly welcomed to the market in the desirable location of Swinton. With an impressive open plan kitchen diner/living space, off road parking and low maintenance wrap around gardens, this idyllic property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish home perfect for any growing family not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room. The reception room guides you through to a stunning open plan kitchen diner/living room and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads through to a utility room and out to the rear. The utility room provides access on to a WC. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with Indian stone paving, artificial lawn and bedding areas which wraps around to both sides of the property and provides access on to a fantastic hobby/summer room. To the front there is a stone chip garden with a block paved driveway.

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

Deans Road, Swinton, M27 0JF

Offers Over £350,000

 3  1  1  C

- Exceptional Detached Property
- Stunning Open Plan Kitchen Extension
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

7'7 x 5'5 (2.31m x 1.65m)
UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring and door to reception room.

Reception Room

15'0 x 14'2 (4.57m x 4.32m)
UPVC double glazed window, central heating radiator, electric burning effect stove with decorative fireplace, television point, door to open plan kitchen/living area and stairs to first floor.

Open Plan Kitchen/Living Area

24'0 x 23'0 (7.32m x 7.01m)
Atrium window, two central heating radiators, range of panelled wall and base units with solid wood work surfaces, tiled splashback, range cooker with six ring gas hob, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated fridge freezer, integrated dishwasher, central island, cast iron log burner, television point, spotlights, partial wood panel elevation, partially tiled flooring, partially herringbone solid wood flooring, door to utility and two UPVC double glazed sliding doors to rear.

Utility

9'1 x 6'11 (2.77m x 2.11m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, tiled flooring, door to WC and a composite double glazed frosted door to the side.

WC

6'11 x 2'6 (2.11m x 0.76m)
UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, integrated storage and wood effect laminate flooring.

First Floor

Landing

UPVC double glazed window, over staircase storage cupboard, oak doors to three double bedrooms and bathroom.

Bedroom One

13'10 x 9'1 (4.22m x 2.77m)
Three UPVC double glazed windows and central heating radiator.

Bedroom Two

12'4 x 8'9 (3.76m x 2.67m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'8 x 8'9 (3.25m x 2.67m)
UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 5'5 (2.08m x 1.65m)
UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P-shaped panel bath with direct feed shower and mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, Indian stone paving, bedding and side access on to a fully equipped hobby room/summer house.

Front

Stone chip garden with a block paved driveway.

