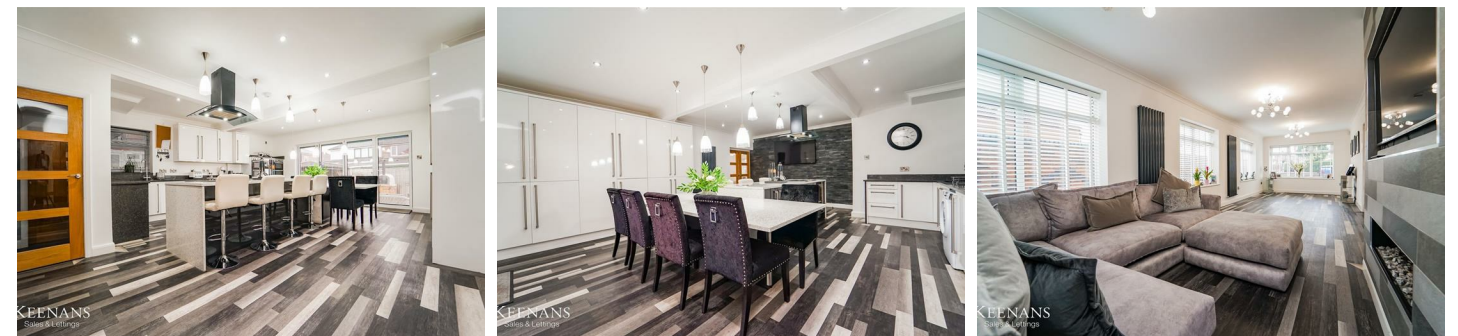
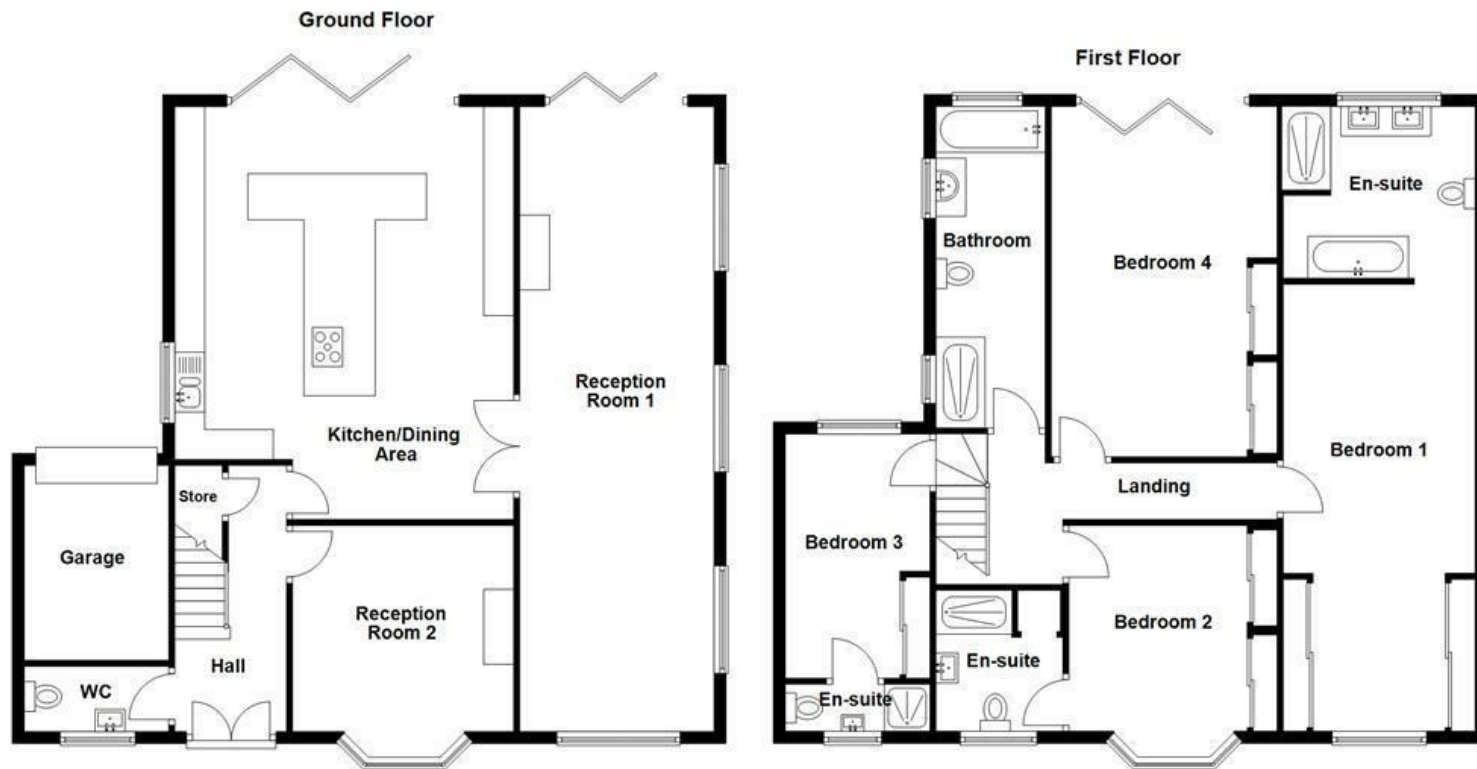




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Danesway, Swinton, M27 4JQ

Offers Over £450,000

A SPACIOUS EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the desirable area of Danesway, Swinton, Manchester, this superb detached family home offers an exceptional living experience. Finished in a neutral contemporary decor, the property boasts a harmonious blend of style and comfort, making it an ideal choice for families seeking a modern lifestyle.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. With four generously sized double bedrooms, including a spacious principal suite, there is ample space for everyone. The property also benefits from four bathrooms, comprising a family bathroom and three en-suites, ensuring convenience and privacy for all occupants.

A notable highlight of this home is the spacious extension, which adds a large reception room, providing an excellent area for relaxation or social gatherings. This additional space enhances the overall functionality of the home, catering to the needs of a growing family.

Situated in a popular area, this property offers easy access to essential commuter routes, local amenities, and reputable schools, making it an ideal location for families. Whether you are looking to settle down or invest in a property that meets the demands of modern living, this detached house on Danesway is a remarkable opportunity not to be missed.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Danesway, Swinton, M27 4JQ
Offers Over £450,000

 4  3  2  C

- Outstanding Detached Property
 - Stunning Dining Kitchen
 - Gated Off Road Parking and Garage
 - EPC Rating TBC
- Four Bedrooms
 - Abundance of Living Space
 - Tenure Leasehold
- Three Bedrooms
 - Wraparound Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

14'7 x 6'1 (4.45m x 1.85m)

Composite double glazed frosted front door, central heating radiator, smoke detector, Kamdean flooring, doors leading to reception room two, kitchen/dining area, understairs storage, WC and stairs to first floor.

WC

7'11 x 3'7 (2.41m x 1.09m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap and tiled flooring.

Reception Room Two

13'10 x 12'1 (4.22m x 3.68m)

UPVC double glazed bay window, central heating radiator, two feature wall lights and television point.

Kitchen/Dining Area

23'5 x 18'8 (7.14m x 5.69m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces, central island with breakfast bar, two integrated high rise Zanussi double ovens, integrated microwave, five ring gas hob and extractor hood, inset stainless steel sink with integrated draining ridges, plumbing for washing machine, space for dryer, wine fridge, integrated fridge freezer, television point, coving, spotlights, Kamdean flooring, double doors to reception room one and bi-folding doors to rear.

Reception Room One

34'2 x 10'8 (10.41m x 3.25m)

Four UPVC double glazed windows, two central heating radiators, coving, television point, wall inset fire, Kamdean flooring and bi-folding doors to rear.

First Floor

Landing

Doors leading to four bedrooms and family bathroom.

Bedroom One

24'6 x 10'6 (7.47m x 3.20m)

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

En Suite

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed frosted window, central heated towel rail, double vanity top wash basins with mixer taps, double tiled panel bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom Two

13'10 x 9'1 (4.22m x 2.77m)

UPVC double glazed bay window, central heating radiator, television point, fitted wardrobes, Kamdean flooring and door to en suite.

En Suite

7'9 x 7'0 (2.36m x 2.13m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, spotlights, extractor fan and Kamdean flooring.

Bedroom Three

14'8 x 7'9 (4.47m x 2.36m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, Kamdean flooring and door to en suite.

En Suite

7'9 x 2'7 (2.36m x 0.79m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, partially tiled elevations and vinyl flooring.

Bedroom Four

19'8 x 10'11 (5.99m x 3.33m)

Central heating radiator, spotlights, fitted wardrobes and bi-folding doors to Juliet balcony.

Bathroom

17'7 x 6'0 (5.36m x 1.83m)

Three UPVC double glazed windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, jacuzzi bath with mixer tap and rinse head, direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Wraparound paved garden with BBQ area, gated off road parking to front and rear and access to garage.

