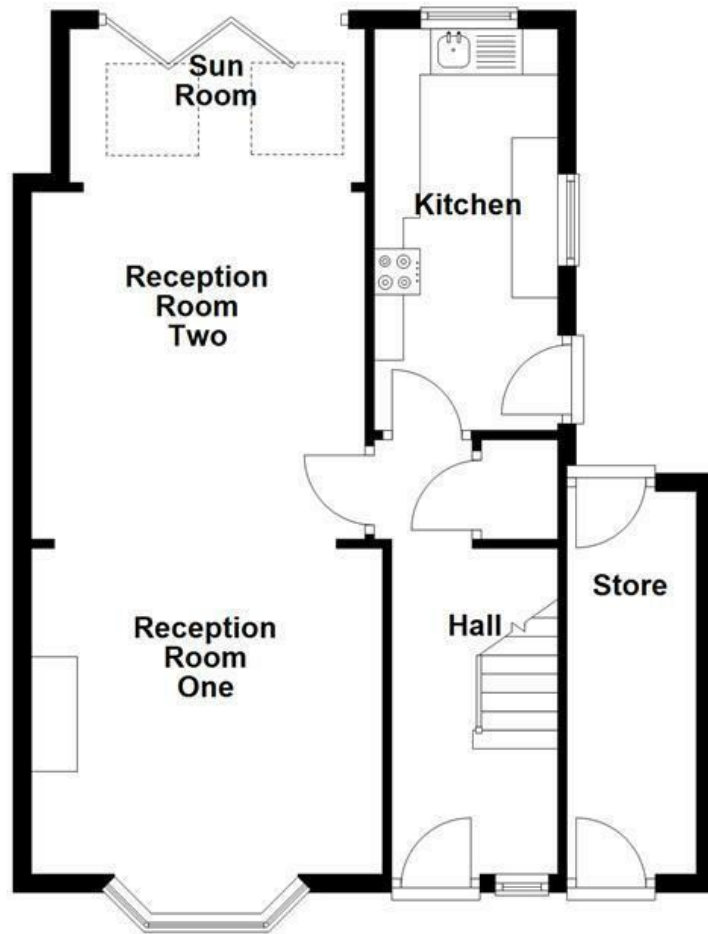
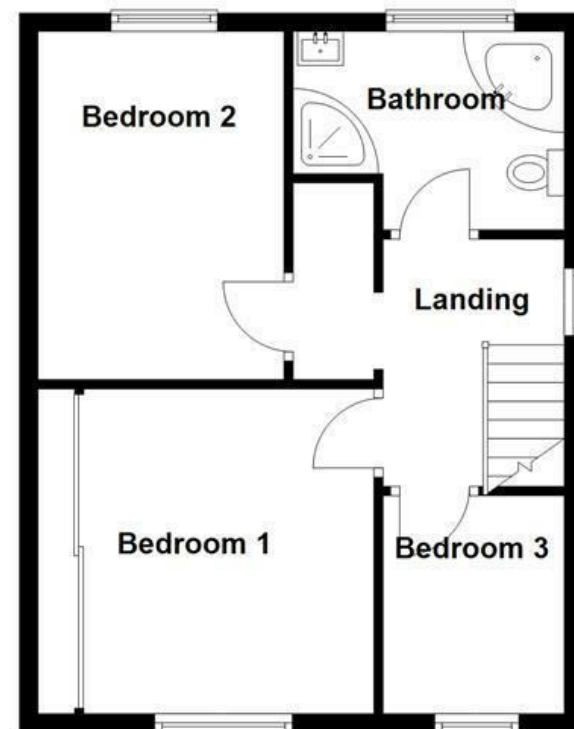


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Ringlow Park Road, Swinton, M27 0HD

Offers Over £350,000

A GORGEOUS AND SPACIOUS FAMILY HOME

Situated on Ringlow Park Road in Swinton, Manchester, this superb semi detached family home offers an abundance of space and comfort. With three well proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The heart of the home features three inviting reception rooms, providing ample space for relaxation and entertaining.

A standout feature of this residence is the delightful extension at the rear, which houses a gorgeous sun room. This bright and airy space overlooks the beautifully maintained rear garden, making it the perfect spot to enjoy morning coffee or unwind after a long day. The garden itself offers a tranquil retreat, ideal for outdoor gatherings or simply enjoying the fresh air.

For added convenience, the property includes off road parking for one vehicle at the front, ensuring ease of access. Additionally, a storage room has been thoughtfully added to the side of the house, presenting an excellent opportunity for conversion into a utility room, further enhancing the functionality of the home.

Situated in a highly sought after area, this property boasts a convenient location that provides excellent access for commuters and is close to a variety of local amenities. Whether you are looking for schools, shops, or parks, everything you need is just a stone's throw away.

In summary, this spacious three-bedroom semi detached house on Ringlow Park Road is a wonderful opportunity for families seeking a comfortable and well located home. With its charming features and potential for further enhancement, it is not to be missed.

Ringlow Park Road, Swinton, M27 0HD

Offers Over £350,000

 3  1  3  D

- Tenure Freehold
 - Off Road Parking
 - Fitted Kitchen And Four Piece Bathroom Suite
 - Close Proximity To local Amenities
- Council Tax Band B
 - Viewing Essential
 - Ample Rear Garden Space
- EPC Rating D
 - Ideal Family Home
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite double glazed frosted door and UPVC double glazed frosted window to hall.

Hall

15'6 x 5'11 (4.72m x 1.80m)

Central heating radiator, dado rail, wood effect flooring, stairs to first floor, doors to reception room two, kitchen, under stairs storage with boiler.

Kitchen

14'9 x 6'6 (4.50m x 1.98m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, granite work top, oven with four ring gas hob, extractor hood, inset stainless steel sink and integrated draining ridges with mixer tap, integrated microwave, dishwasher, fridge and freezer, Velux window, spotlights, tiled effect flooring and UPVC double glazed frosted door to rear.

Reception Room Two

12'5 x 11'11 (3.78m x 3.63m)

Central heating radiator, wood effect flooring, open access to reception room one and sun room.

Sun Room

10'7 x 5'6 (3.23m x 1.68m)

Two Velux windows, tiled effect flooring and bi folding door to rear.

Reception Room One

12'7 x 11'8 (3.84m x 3.56m)

UPVC double glazed bay window, central heating radiator, picture rail, television point, open fire and wood effect flooring.

First Floor

Landing

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

Bedroom One

11'10 x 11'8 (3.61m x 3.56m)

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

Bedroom Two

12'6 x 8'9 (3.81m x 2.67m)

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

Bedroom Three

7'9 x 6'6 (2.36m x 1.98m)

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

Bathroom

9'9 x 7' (2.97m x 2.13m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, corner panel bath with waterfall mixer tap and rinse head, corner multi jet shower, spotlights, part tiled elevation and tiled floor.

Attic

12'3 x 11'7 (3.73m x 3.53m)

Velux window central heating radiator and wood effect flooring.

External

Rear

Laid to lawn garden, composite decked terrace and summer house.

Front

Off road parking for one vehicle.



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