



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		
	71	82
England & Wales	EU Directive 2002/91/EC	

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West Central Drive, Swinton, M27 4EE

Offers Over £280,000

THE PERFECT FAMILY HOME

Nestled in the desirable area of West Central Drive, Swinton, Manchester, this beautifully presented house offers a perfect blend of contemporary decor and comfortable living. The property boasts two generously sized reception rooms that seamlessly open into one another, creating an inviting space ideal for both relaxation and entertaining. At the rear, a delightful conservatory enhances the living area, providing a bright and airy spot to enjoy the garden views.

The home features three well-proportioned bedrooms, each designed to provide a peaceful retreat. The modern shower room is stylishly appointed, ensuring convenience for the household.

Situated in a great location, this property benefits from easy access to major commuter routes, making it an excellent choice for those who travel for work. Additionally, nearby amenities cater to everyday needs, enhancing the overall appeal of the area.

This charming house is perfect for a small family or a professional couple seeking a comfortable and stylish home in a vibrant community. With its attractive features and prime location, it presents an excellent opportunity for those looking to settle in Swinton.

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West Central Drive, Swinton, M27 4EE

Offers Over £280,000

 3  1  2  C

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Porch

5'7 x 2'11 (1.70m x 0.89m)

Composite double glazed frosted entrance door, UPVC double glazed windows, tiled floor and door to hall.

Hall

11'4 x 10'10 (3.45m x 3.30m)

Central heating radiator, wood effect flooring, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room one and kitchen.

Kitchen

17' x 7'10 (5.18m x 2.39m)

Two UPVC double glazed windows, UPVC double glazed frosted window, upright central heating radiator, wall and base units, wood effect worktops, integrated oven in high rise unit, four ring induction hob, extractor hood, tiled splash back, ceramic sink with draining board and mixer tap, integrated dishwasher, integrated fridge, integrated washing machine, under stairs storage with UPVC double glazed window, tile effect flooring and composite double glazed stable door to rear.

Reception Room One

10'10 x 9'8 (3.30m x 2.95m)

UPVC double glazed window, central heating radiator, ceiling rose, ceiling fan, coving, wood effect flooring and open access to reception room two.

Reception Room Two

14'6 x 11'8 (4.42m x 3.56m)

Central heating radiator, ceiling rose, ceiling fan, coving, living flame gas fire, marble effect hearth, surround and mantle, TV point, wood effect flooring and double doors to conservatory.

Conservatory

11'1 x 9'8 (3.38m x 2.95m)

Part UPVC double glazed, solid roof, central heating radiator, storage heater, wood effect flooring and composite double glazed stable door to rear.

First Floor

Landing

UPVC double glazed window, wall mounted Worcester boiler, loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

13'11 x 10'10 (4.24m x 3.30m)

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

Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)

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

Bedroom Three

10'10 x 9'1 (3.30m x 2.77m)

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

Shower Room

7'8 x 5'8 (2.34m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin, direct feed shower in double enclosure, tiled elevation and tiled floor.

External

Front

Gated resin drive for off road parking.

Rear

Laid to lawn garden, decking, summerhouse and greenhouse.



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