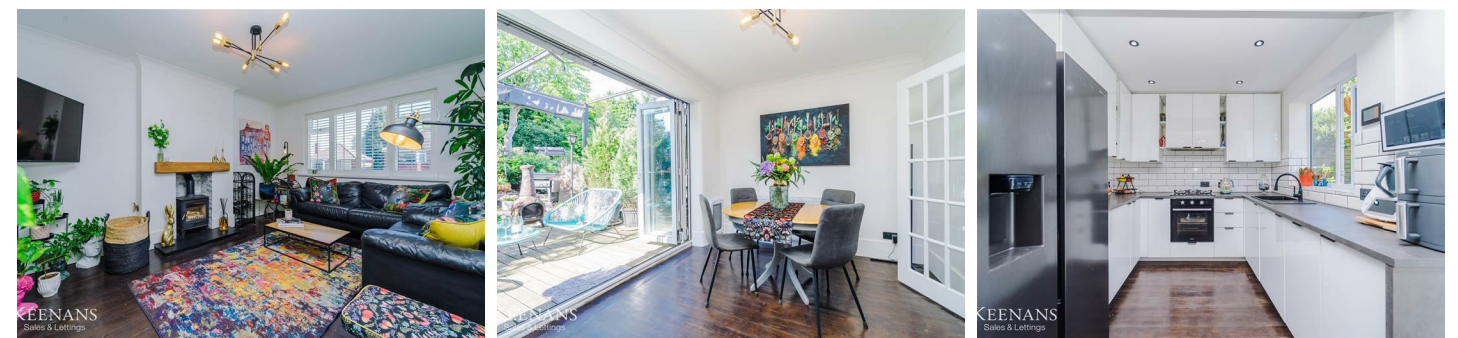




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

St. John Street, Swinton, M27 8XF

£340,000

A STYLISH, FULLY UPDATED DETACHED FAMILY HOME

Exceptional detached three bed house situated on an impressive plot on a quiet street in the popular neighbourhood of Pendlebury, Swinton. Completely renovated to a high specification, the house benefits from plenty of natural light which creates a calm and airy feeling throughout.

Upon entering, the hallway leads to a spacious living room with log-burner, and a ground floor WC. From the living room double doors lead into the dining area and kitchen, with hardwood flooring throughout. The brand-new kitchen has space for an American-style fridge/freezer, an integrated dishwasher, integrated washing machine, and integrated dryer. Bi-folding doors lead out to a large decking with pergola. This is enveloped within a beautifully landscaped tiered garden. A woodchip path leads from the pond through the shrubs, bedding plants, lawn and mature trees, to a tranquil seating area with spectacular views towards Manchester.

To the first floor, there are two generously sized bedrooms. A third bedroom currently has fitted-units to create a walk-in wardrobe, however these could easily be removed to provide a third bedroom if desired. The newly installed bathroom has both a walk-in rainfall shower and freestanding bath, with heated towel radiator and LED mirror. There is also a ceiling hatch with fold-away stairs providing access to the attic for storage.

Ample parking is available, with both a double driveway and large garage, which also boasts convenient cellar storage space.

St. John Street, Swinton, M27 8XF

£340,000

 3  1  1  C

- Exceptional Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking and Integral Garage
- EPC Rating C
- Three Bedrooms
- Spread Across Three Floors
- Tenure Freehold
- Four Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

12'5 x 6'3 (3.78m x 1.91m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, solid wood flooring, doors leading to reception room, WC and stairs to first floor.

WC

6'3 x 4'2 (1.91m x 1.27m)
UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap and solid wood flooring.

Reception Room

15'4 x 11'9 (4.67m x 3.58m)
UPVC double glazed window, central heating radiator, coving, cast iron multifuel burner with stone hearth, surround and oak mantel, television point, solid wood flooring and single glazed double doors to kitchen/dining area.

Kitchen/Dining Area

18'7 x 8'8 (5.66m x 2.64m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, integrated washing machine, coving, solid wood flooring and UPVC double glazed bi-folding doors to rear.

First Floor

Landing

7'4 x 6'0 (2.24m x 1.83m)
UPVC double glazed window, coving, ceiling rose, access to partially boarded loft via ladder, wood effect laminate flooring, doors leading to three bedrooms and family bathroom.

Bedroom One

11'11 x 10'11 (3.63m x 3.33m)
UPVC double glazed window, central heating radiator and television point.

Bedroom Two

12'5 x 11'8 (3.78m x 3.56m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'3 x 6'7 (2.82m x 2.01m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

8'7 x 8'0 (2.62m x 2.44m)
Two UPVC double glazed frosted window, heated towel rail, double direct feed rainfall walk-in shower, dual flush WC, wall mounted wash basin with mixer tap, freestanding bath with mixer tap and rinse head, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

External

Rear

Tiered garden with paving, bedding areas, decking, mature shrubbery, wood chippings, pergola and fish pond.

Front

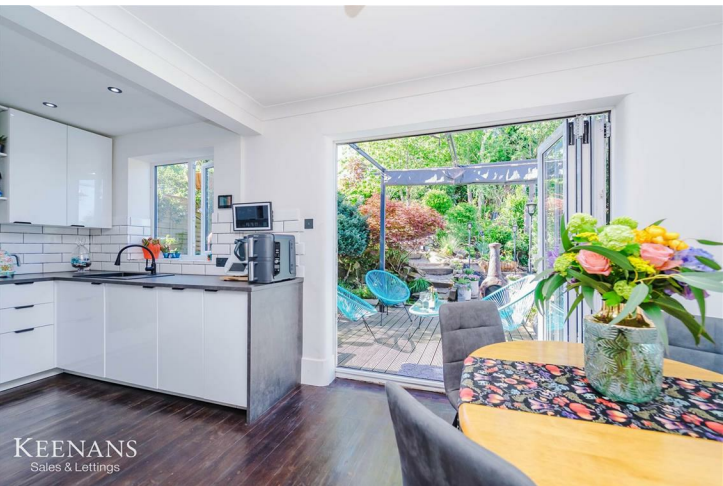
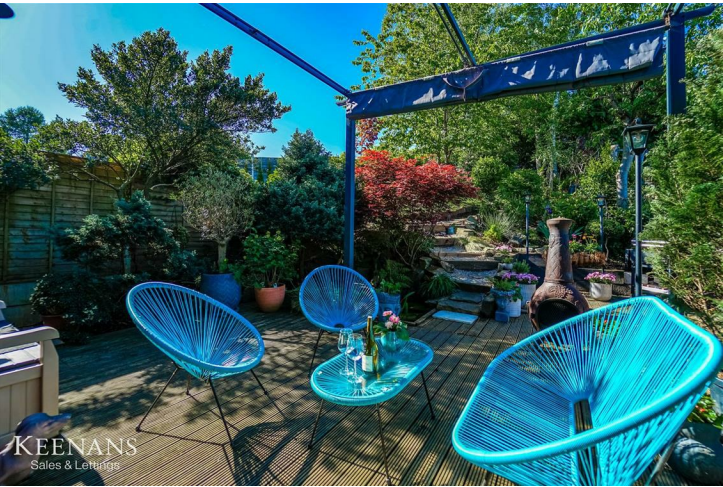
Wood chip garden, double driveway and access to garage.

Garage

15'0 x 11'2 (4.57m x 3.40m)
Hardwood single glazed frosted window, Belfast sink, power, lighting, open to store room and electric up and over garage door.

Store

15'1 x 6'5 (4.60m x 1.96m)
Open to cellar.



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