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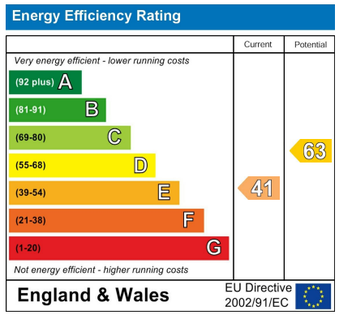

Manchester Road, Swinton, M27 5TP

£400,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, stunning features and an abundance of indoor space, this idyllic four bedroom bay fronted terraced property is being proudly welcomed to the market in the desirable location of Swinton. With modern fixtures and fittings, stylish decoration and double driveway, this property has everything needed for any growing family to move straight into! With added cellar, open plan living space and added ground floor extension, this property is a credit to the current owners who have created a luxurious and stylish home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With garden space to both the front and the rear, three double bedrooms and additional single bedroom and potential to convert the cellar if needed, this property is perfect for any growing family!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to a utility room and houses a staircase down to the cellar. The utility room leads out to the rear and through to a WC. The reception rooms have open access creating a spacious and brightly lit living space. The first floor comprises of doors on to four bedrooms and a modern family bathroom. Externally there is an enclosed artificial lawn yard to the rear with access on to an impressive double driveway. To the front there is a garden with paving, bedding and stone chip areas.

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

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.

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- Exceptional Mid Terrace Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating E
- Four Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance External
- Council Tax Band C

Ground Floor

Entrance Hall
20'5 x 5'11 (6.22m x 1.80m)
Composite double glazed frosted front door, central heating radiator, coving, smoke detector, tiled flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One
16'6 x 13'5 (5.03m x 4.09m)
UPVC double glazed bay window, central heating radiator, two feature wall lights, tiled fireplace, integrated bay seating and shelving, wood effect laminate flooring and open to reception room two.

Reception Room Two
13'3 x 12'5 (4.04m x 3.78m)
UPVC double glazed window, central heating radiator, two feature wall lights, tiled fireplace with oak mantel and wood effect laminate flooring.

Kitchen
25'1 x 10'10 (7.65m x 3.30m)
Three UPVC double glazed windows, upright central heating radiator, range of panelled wall and base units with marble effect work surfaces, tiled splashback, ceramic sink and drainer with mixer tap, four door Stoves range cooker with seven ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, tiled flooring, open to utility and door to stairs to lower ground floor.

Utility
5'6 x 5'4 (1.68m x 1.63m)
UPVC double glazed window, central heating radiator, range of panelled base units with marble effect work surfaces, tiled splashback, integrated bin store, plumbing for washing machine, tiled flooring, door to WC and UPVC double glazed frosted door to rear.

WC
5'4 x 4'6 (1.63m x 1.37m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

Lower Ground Floor

Cellar
18'7 x 15'10 (5.66m x 4.83m)
UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

First Floor

Landing
28'4 x 5'9 (8.64m x 1.75m)
Central heating radiator, spotlights, loft hatch, doors leading to four bedrooms and family bathroom.

Bedroom One
16'6 x 13'6 (5.03m x 4.11m)
UPVC double glazed bay window and central heating radiator.

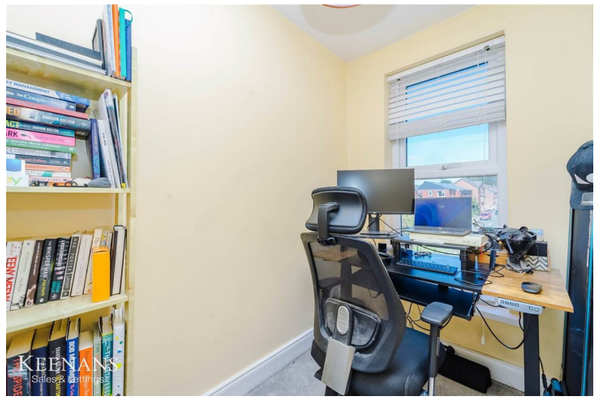
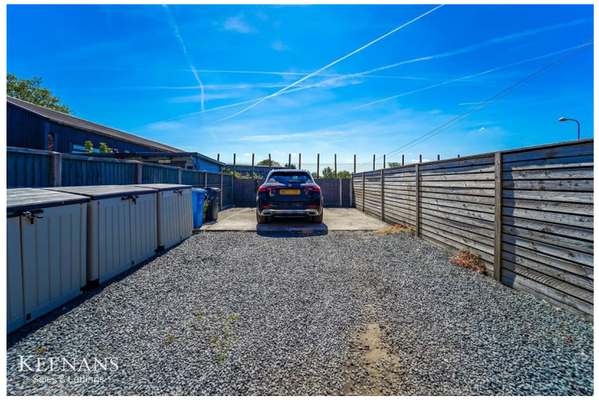
Bedroom Two
13'4 x 12'5 (4.06m x 3.78m)
UPVC double glazed window and central heating radiator.

Bedroom Three
12'5 x 10'10 (3.78m x 3.30m)
UPVC double glazed window, central heating radiator and boiler cupboard.

Bedroom Four
7'11 x 4'11 (2.41m x 1.50m)
UPVC double glazed window, central heating radiator and loft access.

Bathroom
9'0 x 6'5 (2.74m x 1.96m)
UPVC double glazed frosted window, central heated towel rail, low basin WC, rolltop ball and clawfoot bath with mixer tap, rinse head and direct feed rainfall shower head, pedestal wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

External

Rear
Enclosed yard with artificial lawn with access to double driveway.

Front
Garden with stone chippings and bedding areas.