


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Ashdown Drive, Swinton, M27 5LG

### Offers Over £220,000

#### SPACIOUS SEMI DETACHED PROPERTY

Nestled in the charming area of Ashdown Drive, Swinton, Manchester, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this residence is the spacious conservatory, which floods the home with natural light and offers a versatile area that can be used for various purposes, whether it be a playroom, a home office, or simply a serene spot to enjoy the garden views. The enclosed garden further enhances the appeal of this property, providing a safe and private outdoor space for children to play or for hosting summer barbecues with friends and family.

The bathroom is conveniently located, ensuring ease of access for all residents. This home is not only practical but also offers a warm and welcoming atmosphere, making it a perfect place to create lasting memories. With its desirable location in Swinton, residents will benefit from a range of local amenities, schools, and transport links, making daily life both convenient and enjoyable.

In summary, this semi-detached house on Ashdown Drive is a wonderful opportunity for those seeking a comfortable and spacious home in a friendly community. Do not miss the chance to make this lovely property your own.



# Ashdown Drive, Swinton, M27 5LG

## Offers Over £220,000

 3  1  1  E

- Semi Detached Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: E
- Three Bedrooms
  - Three Piece Bathroom
  - Freehold
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: B

### Ground Floor

Laid to lawn garden, bedding areas, paving and timber shed.

#### Hall

7'9 x 6'6 (2.36m x 1.98m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

20' x 10'11 (6.10m x 3.33m)  
UPVC double glazed box bay window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround, decorative mantle, TV point and UPVC double glazed sliding doors to conservatory.

#### Conservatory

18'6 x 8'6 (5.64m x 2.59m)  
UPVC double glazed windows, pitched polycarbonate roof, two central heating radiators, tiled floor, open access to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

10'9 x 7'9 (3.28m x 2.36m)  
UPVC double glazed window, wall and base units. laminate worktops, space for freestanding cooker, tiled splash back, stainless steel sink with draining board and traditional taps, space for fridge freezer and tiled floor.

### First Floor

#### Landing

Loft access and doors to three bedrooms and bathroom.

#### Bedroom One

12' x 10'11 (3.66m x 3.33m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'10 x 7'10 (3.30m x 2.39m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'10 x 7'9 (2.39m x 2.36m)  
UPVC double glazed window, central heating radiator, wall mounted boiler and wood effect flooring.

#### Bathroom

6'7 x 6' (2.01m x 1.83m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, PVC panel ceiling, tiled elevation and tiled floor.

#### External

#### Front

Paving, bedding areas and steps.

#### Rear



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