



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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

Danesway, Swinton, M27 4JQ

£495,000

THE PERFECT DEVELOPMENT OPPORTUNITY OR FAMILY HOME - AMAZING PLOT SO MANY OPTIONS SUBJECT TO NECESSARY PP

Situated with the most impressive plot and offering an abundance of outdoor space, this enviable detached property is being proudly welcomed to the market in the desirable location of Swinton at the end a quiet cul de sac. With potential to develop up to four semi detached properties, subject to planning permission, this property is bursting with potential for any developer or family looking for their dream home to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. Benefitting from no chain delay, this property is the perfect investment opportunity for any potential buyer looking for a plot of land in a desirable location!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room and houses a staircase to the first floor. The dining room leads on to a kitchen. The first floor comprises of doors on to three bedrooms and a family bathroom. Externally there is a generously sized wrap around garden on a fantastic plot with ample off road parking.

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

Danesway, Swinton, M27 4JQ

£495,000

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- Impressive Detached Property
 - Two Reception Rooms
 - Off Road Parking
 - EPC Rating: TBC
- Development Potential For Further Properties (Subject to Planning Permission)
 - Fitted Kitchen
 - Tenure: Freehold
- Three Bedrooms
 - Three Piece Bathroom
 - Council Tax Band: C

Ground Floor

Porch

7'11 x 3'4 (2.41m x 1.02m)
UPVC double glazed frosted entrance door, UPVC double glazed window, wood effect laminate flooring and hardwood single glazed frosted door to hall.

Hall

7'11 x 6'5 (2.41m x 1.96m)
UPVC double glazed window, stairs to first floor and doors to two reception rooms.

Reception Room One

19'7 x 10'11 (5.97m x 3.33m)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire and marble effect hearth and surround.

Reception Room Two

15'11 x 7'10 (4.85m x 2.39m)
UPVC double glazed box bay window, central heating radiator, under stairs storage and door to kitchen.

Kitchen

11'2 x 8'2 (3.40m x 2.49m)
Two UPVC double glazed windows, central heating radiator, panel wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, space for dryer, lino flooring and hardwood single glazed frosted door to rear.

First Floor

Landing

7'9 x 6' (2.36m x 1.83m)
UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

11'4 x 10'10 (3.45m x 3.30m)
UPVC double glazed bay window and central heating radiator.

Bedroom Two

10'11 x 8' (3.33m x 2.44m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'5 x 7'9 (2.57m x 2.36m)
UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, integrated linen cupboard, tiled elevation and lino flooring.

External

Wrap around garden, laid to lawn, paving, bedding areas, mature shrubs and potential to obtain planning permission to build four semi-detached properties.



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