



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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.

Dryden Avenue, Swinton, M27 0JY

Offers Over £290,000

AN OUTSTANDING FAMILY HOME

Having been updated and presented beautifully throughout with spacious rooms, enviable double storey extension and neutral decoration, this enviable three double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Swinton. With off road parking, detached garage and open plan kitchen diner, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With off road parking, three double bedrooms and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted open plan kitchen diner, WC and staircase to the first floor. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed laid to lawn garden with paving and bedding areas, as well as access on to a detached garage. To the front there is a stone chip garden with a driveway.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property

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

Dryden Avenue, Swinton, M27 0JY

Offers Over £290,000

 3  1  1  D

- Tenure Leasehold
 - Off Road Parking With Driveway
 - Ideal Family Home
 - Easy Access To Major Network Links
- Council Tax Band C
 - Three Generously Sized Bedrooms
 - Open Plan Kitchen/Dining Area
- EPC Rating D
 - Complete Blank Canvas
 - Ample Rear Garden Space

Ground Floor

Entrance

UPVC dfouble glazed frosted door to hall.

Hall

13'1 x 5'6 (3.99m x 1.68m)

Central heating radiator, spotlights, smoke alarm, meter cupboard, under stairs storage, wood effect laminate flooring, doors to reception room, kitchen/dining area, WC and stairs to first floor.

WC

4'6 x 2'5 (1.37m x 0.74m)

UPVC double glazed frosted window, dual flush WC, corner wall mounted wash basin with mixer tap and wood effect laminate flooring.

Reception Room

15'10 x 11' (4.83m x 3.35m)

UPVC double glazed bay window, central heating radiator, spotlights, cast iron multi fuel burner with exposed brick surround and tiled hearth, television point.

Kitchen/Dining Area

18' x 17'1 (5.49m x 5.21m)

UPVC double glazed window, two Velux windows, central heating radiator, range of white wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, dryer, integrated boiler, spotlights, smoke alarm, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

7'3 x 5'8 (2.21m x 1.73m)

UPVC double glazed frosted window, loft hatch, doors to three bedrooms and bathroom.

Bedroom One

12'8 x 11'2 (3.86m x 3.40m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

11' x 9'7 (3.35m x 2.92m)

UPVC double glazed window and central heating radiator.

Bedroom Three

14'6 x 7'2 (4.42m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 5'7 (2.49m x 1.70m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with direct feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Laid to lawn garden with paving and access to garage.

Front

Stone chip garden with off road parking.



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