



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Arkwright Way, Swinton, M27 5BF

£400,000

AN IDYLIC FAMILY HOME WITH NO CHAIN DELAY

Nestled in the sought-after area of Swinton, Manchester, this outstanding detached house on Arkwright Way presents an exceptional opportunity for families seeking a spacious and stylish home. Boasting four well-proportioned bedrooms and a welcoming reception room, this property is designed to cater to the needs of modern family life.

The interiors are both contemporary and inviting, featuring neutral decoration that allows for personalisation and creativity. The property has been meticulously maintained to the highest standard, ensuring that it is ready for you to move in without delay. The well-appointed bathroom and modern fixtures throughout add to the overall appeal, making daily living both comfortable and convenient.

One of the standout features of this home is the generous outdoor space. The enviable garden provides a perfect setting for children to play, family gatherings, or simply enjoying the fresh air. Additionally, the property benefits from off-road parking, a valuable asset in this popular estate.

This home is not just a house; it is the perfect family haven, offering everything needed to create lasting memories. With no chain delay, you can embark on your new journey without the usual waiting period. Situated in a desirable location, this property is truly not to be missed. Whether you are a growing family or simply seeking a spacious retreat, this home is ready to welcome you.

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

Arkwright Way, Swinton, M27 5BF

£400,000

 4  1  1  B

- Exceptional Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Four Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Immaculate Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

18'3 x 6'0 (5.56m x 1.83m)

Composite double glazed frosted front door, central heating radiator, smoke detector, under stairs storage, wood effect laminate flooring, doors leading to reception room, kitchen, WC and stairs to first floor.

WC

5'8 x 3'1 (1.73m x 0.94m)

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, extractor fan, tiled elevations and wood effect laminate flooring.

Reception Room

18'3 x 10'2 (5.56m x 3.10m)

Two UPVC double glazed windows, central heating radiator, acoustic wood panelled elevation and television point.

Kitchen/Dining Area

18'3 x 8'11 (5.56m x 2.72m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with high spout spring mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated washing machine, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'9 x 6'0 (3.58m x 1.83m)

UPVC double glazed window, central heating radiator, smoke detector, loft access, doors leading to four bedrooms and bathroom.

Bedroom One

11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

11'4 x 9'1 (3.45m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed window, central heating radiator, wood panelled elevations and wood effect laminate flooring.

Bathroom

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Laid to lawn garden with paving and access to tarmac driveway.

Front

Laid to lawn garden with paving and mature shrubbery.



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