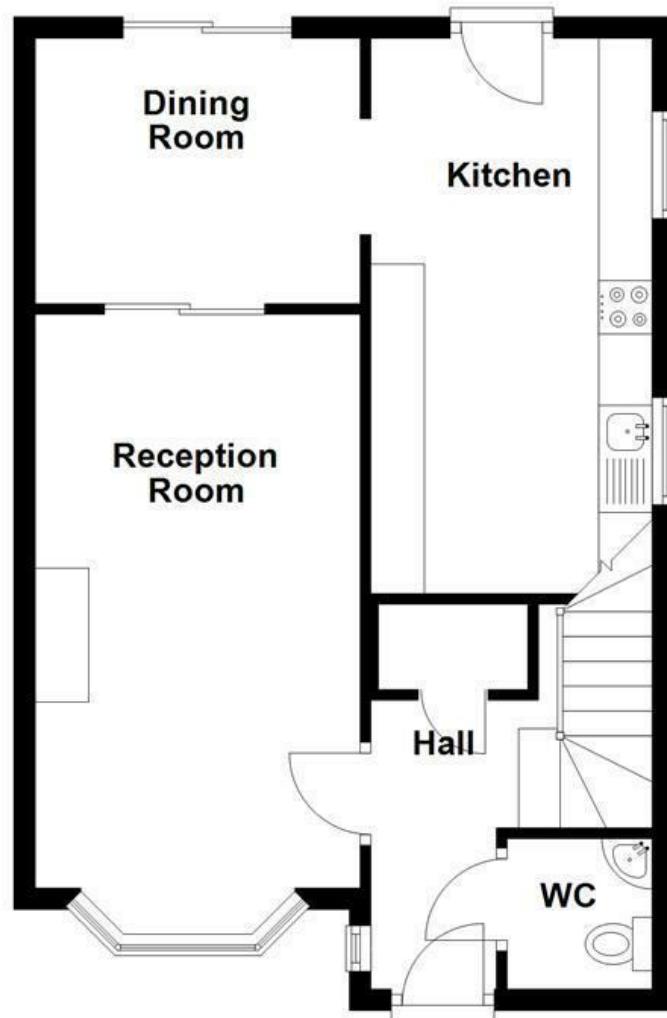


Ground Floor



First Floor



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	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.



**Burford Drive, Swinton, M27 9TZ
Offers Over £230,000**

THREE BEDROOM FAMILY HOME IN SWINTON

Located in the charming area of Burford Drive, Swinton, Manchester, this delightful house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts a generous reception room that seamlessly flows into a spacious dining room, creating an ideal space for entertaining guests or enjoying family meals.

The kitchen area is thoughtfully designed, providing ample room for meal preparation and culinary creativity. With three well-proportioned bedrooms, this home offers plenty of space for family members to relax and unwind. Each bedroom is filled with natural light, ensuring a warm and welcoming atmosphere throughout.

The enclosed garden, laid to lawn, is perfect for children to play safely or for adults to enjoy a peaceful afternoon outdoors. This outdoor space enhances the property's appeal, making it an ideal setting for family gatherings or quiet moments in the sun.

Overall, this house on Burford Drive is a wonderful choice for those looking to settle in a family-friendly neighbourhood, combining comfort, space, and a lovely garden. Don't miss the chance to make this charming property your new home.

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Burford Drive, Swinton, M27 9TZ

Offers Over £230,000



- Tenure Leasehold
- Off Road Parking
- Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band C
- Ideal Family Home
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
- Sought After Area
- Ample Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

11'9 x 3'8 (3.58m x 1.12m)

UPVC double glazed window, central heating radiator, wood effect flooring, doors to WC, storage, reception room one and stairs to first floor.

WC

3'7 x 4'6 (1.09m x 1.37m)

UPVC double glazed frosted window, wall mounted wash basin, low flush WC, tiled elevation and vinyl flooring.

Reception Room One

17'7 x 10'10 (5.36m x 3.30m)

UPVC double glazed window, central heating radiator, wood effect flooring and sliding door to dining room.

Dining Room

10' x 8'2 (3.05m x 2.49m)

Central heating radiator, wood effect flooring, sliding door to rear and open access to kitchen.

Kitchen

17' x 8'7 (5.18m x 2.62m)

Two UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, space for freestanding oven, plumbed for washing machine, dishwasher, space for fridge freezer, tiled splash backs and UPVC door to rear.

First Floor

Landing

4'4 x 2'9 (1.32m x 0.84m)

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

Bedroom One

10'11 x 9'5 (3.33m x 2.87m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'10 x 5'10 (2.39m x 1.78m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6' (2.34m x 1.83m)

UPVC double glazed frosted window, WC, pedestal wash basin, panel bath, overhead electric feed shower, integrated storage, tiled elevation and tiled effect flooring.

