



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Westgate Drive, Manchester, M27 5QB

£290,000

THE PERFECT FAMILY HOME

Welcome to this enviable extended semi-detached house located on Westgate Drive in the charming area of Swinton, Manchester. This property has been presented and maintained to a high standard, making it an ideal choice for families seeking a comfortable and stylish home.

As you step inside, you will be greeted by an abundance of indoor space, featuring two spacious living areas that provide ample room for relaxation and entertainment. The open-plan kitchen diner is perfect for family gatherings and social occasions, allowing for a seamless flow between cooking and dining. With three generously sized double bedrooms, there is plenty of space for everyone to enjoy their own private retreat. The property also boasts two well-appointed bathrooms, ensuring convenience for the whole family.

Outside, the property continues to impress with its generously sized gardens, offering a wonderful space for children to play or for hosting summer barbecues. The detached garage provides additional storage or the potential for a workshop, while off-road parking ensures that you will never have to worry about finding a space for your vehicle.

Situated within a sought-after estate, this home is in one of the most desirable locations in Swinton, making it a perfect family home. With no chain delay, you can move in and start enjoying your new life without the hassle of waiting. This property truly offers a fantastic opportunity for those looking to settle in a welcoming community. Don't miss your chance to make this beautiful house your new home.

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

Westgate Drive, Manchester, M27 5QB

£290,000

 3  2  2  D

- Tenure Freehold
 - Off Road Parking
 - Two Well Appointed Bathrooms
 - Easy Access To Major Network Links
- Council Tax Band C
 - Three Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating D
 - Ideal Family Home
 - Envious Garden Space

Ground Floor

Entrance

UPVC double glazed leaded frosted door to porch.

Porch

7'4 x 3'8 (2.24m x 1.12m)

Three UPVC double glazed windows, feature wall light, tiled floor and UPVC double glazed frosted leaded door to hall.

Hall

7'9 x 6'8 (2.36m x 2.03m)

UPVC double glazed frosted window, central heating radiator, picture rail, dado rail, under stairs storage, doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

19'7 x 10'11 (5.97m x 3.33m)

UPVC double glazed box window, central heating radiator, coving, ceiling rose, dado rail, two feature wall lights, gas fire with marble effect hearth and surround, television point and concertina double doors to dining room.

Dining Room

10'5 x 7'9 (3.18m x 2.36m)

Central heating radiator, dado rail, hard wood flooring and UPVC double glazed French doors to rear.

Kitchen/Dining Area

18'11 x 7'9 (5.77m x 2.36m)

Three UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring electric hob, extractor hood, integrated fridge, plumbed for washing machine, under stairs storage with Worcester boiler, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window, picture rail, smoke alarm, loft access, dado rail, doors to three bedrooms, bathroom and shower room.

Bedroom One

12'4 x 10'10 (3.76m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window, central heating radiator, picture rail, ceiling fan and fitted wardrobe.

Bedroom Three

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window and central heating radiator.

Shower Room

5'2 x 4'9 (1.57m x 1.45m)

UPVC double glazed frosted window, central heating towel rail, enclosed corner direct feed shower, tiled elevation and spotlights.

Bathroom

7'9 x 6' (2.36m x 1.83m)

UPVC double glazed frosted window, central heating radiator, panel bath, low flush WC, pedestal wash basin, tiled elevation, spotlights and tiled effect vinyl flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubs and access to garage.

Front

Gated off road parking and access to garage.



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