



Chelford Drive, Swinton

Manchester



Offers in Region of £325,000



# Chelford Drive

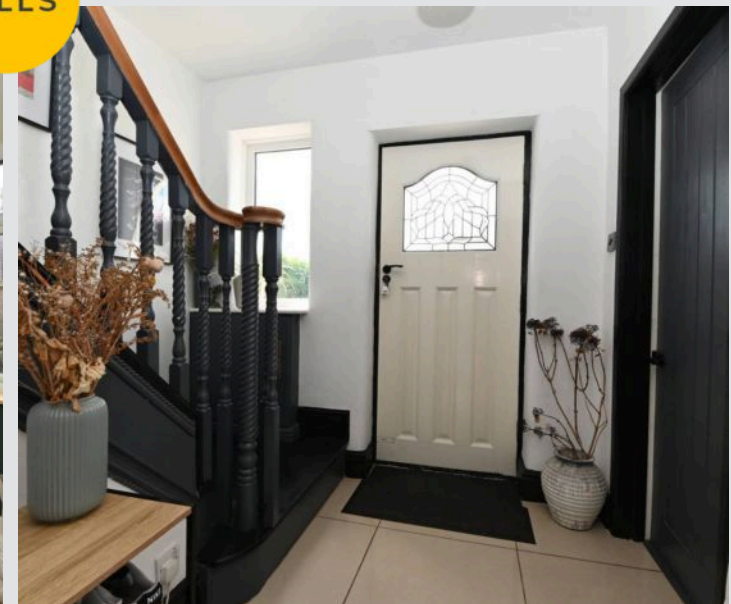
Swinton, Manchester

\* A STUNNING FAMILY HOME \* BEAUTIFULLY PRESENTED and EXTENDED to both the SIDE & REAR, this FABULOUS PROPERTY features 4 GENEROUS BEDROOMS and a modern bathroom to the first floor, whilst the SPACIOUS ground floor comprises of an entrance hallway, 3 RECEPTION ROOMS, a MODERN FITTED KITCHEN, and downstairs W.C. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from an envious corner-plot with WELL MAINTAINED GARDENS to the front, side & rear, as well as OFF-ROAD PARKING for 2 cars. Ideally located close to many local amenities & excellent transport links, COULD THIS BE THE PERFECT PROPERTY FOR YOU? CALL US NOW TO BOOK A VIEWING!

Council Tax band: C

Tenure: Freehold

- 4 GENEROUS BEDROOMS
- 3 RECEPTION ROOMS
- EXTENDED TO THE SIDE & DOUBLE STOREY EXTENSION TO THE REAR
- FABULOUS MODERN KITCHEN, BATHROOM, AND DOWNSTAIRS W.C
- OFF-ROAD PARKING FOR 2 CARS
- LARGE CORNER PLOT WITH WELL MAINTAINED GARDENS & BRICK OUTBUILDING
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- FABULOUS FAMILY HOME
- POPULAR RESIDENTIAL AREA CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



**Hallway**

7' 10" x 7' 10" (2.40m x 2.40m)

Dimensions: 7' 10" x 7' 10" (2.4m x 2.4m).

**Living room**

12' 10" x 10' 10" (3.90m x 3.30m)

Dimensions: 21' 4" x 10' 10" (6.5m x 3.3m).

**WC**

4' 3" x 2' 11" (1.30m x 0.90m)

Downstairs WC

**Dining room**

7' 10" x 9' 6" (2.40m x 2.90m)

**Kitchen**

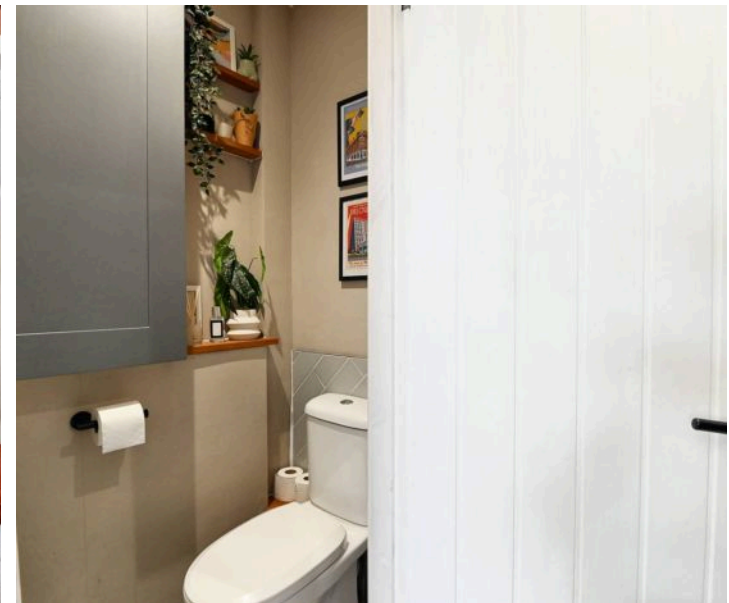
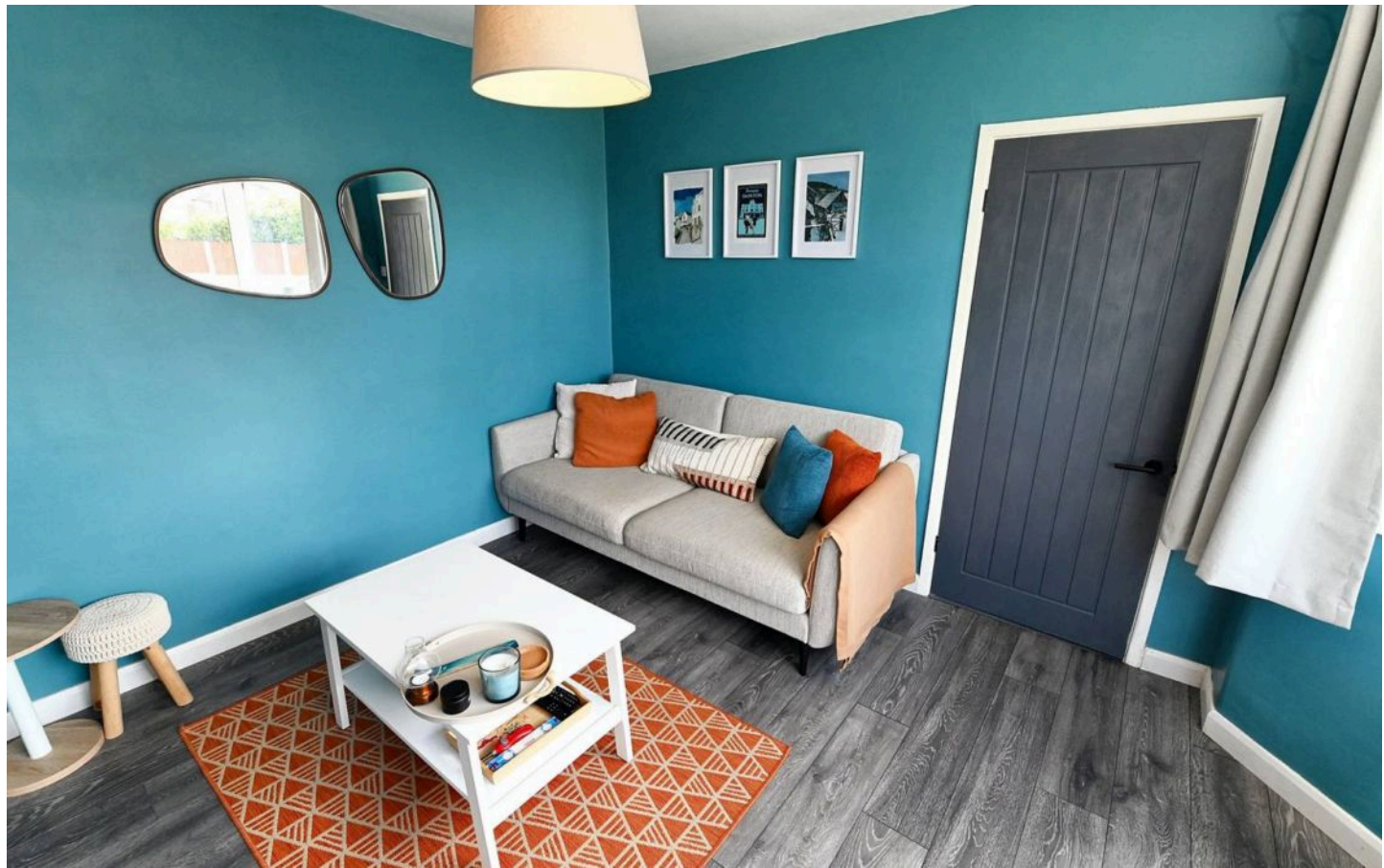
22' 0" x 8' 6" (6.70m x 2.60m)

Dimensions: 22' 0" x 8' 6" (6.7m x 2.6m).

**Conservatory**

12' 2" x 9' 2" (3.70m x 2.80m)

Dimensions: 12' 2" x 9' 2" (3.7m x 2.8m).





**Landing**

36' 9" x 12' 6" (11.20m x 3.80m)

Dimensions: 12' 6" x 36' 9" (3.8m x 11.2m).

**Bedroom 1**

12' 6" x 10' 10" (3.80m x 3.30m)

Dimensions: 12' 6" x 10' 10" (3.8m x 3.3m).

**Bedroom 2**

8' 6" x 10' 10" (2.60m x 3.30m)

Dimensions: 10' 10" x 8' 6" (3.3m x 2.6m).

**Bedroom 3**

9' 10" x 8' 6" (3.00m x 2.60m)

Dimensions: 9' 10" x 8' 6" (3.0m x 2.6m).

**Bedroom 4**

7' 10" x 7' 3" (2.40m x 2.20m)

Dimensions: 7' 10" x 7' 3" (2.4m x 2.2m).

**Bathroom**

7' 7" x 5' 3" (2.30m x 1.60m)

Dimensions: 7' 7" x 5' 3" (2.3m x 1.6m).

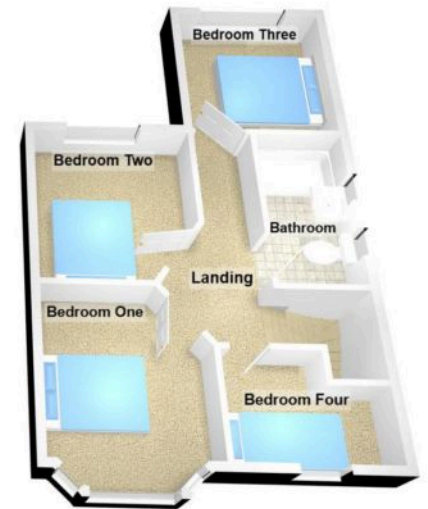






HILLS









## Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

[swinton@hills.agency](mailto:swinton@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.