






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 3  2  2  C

Borchardt Drive, Swinton, Manchester

Offers Over £375,000

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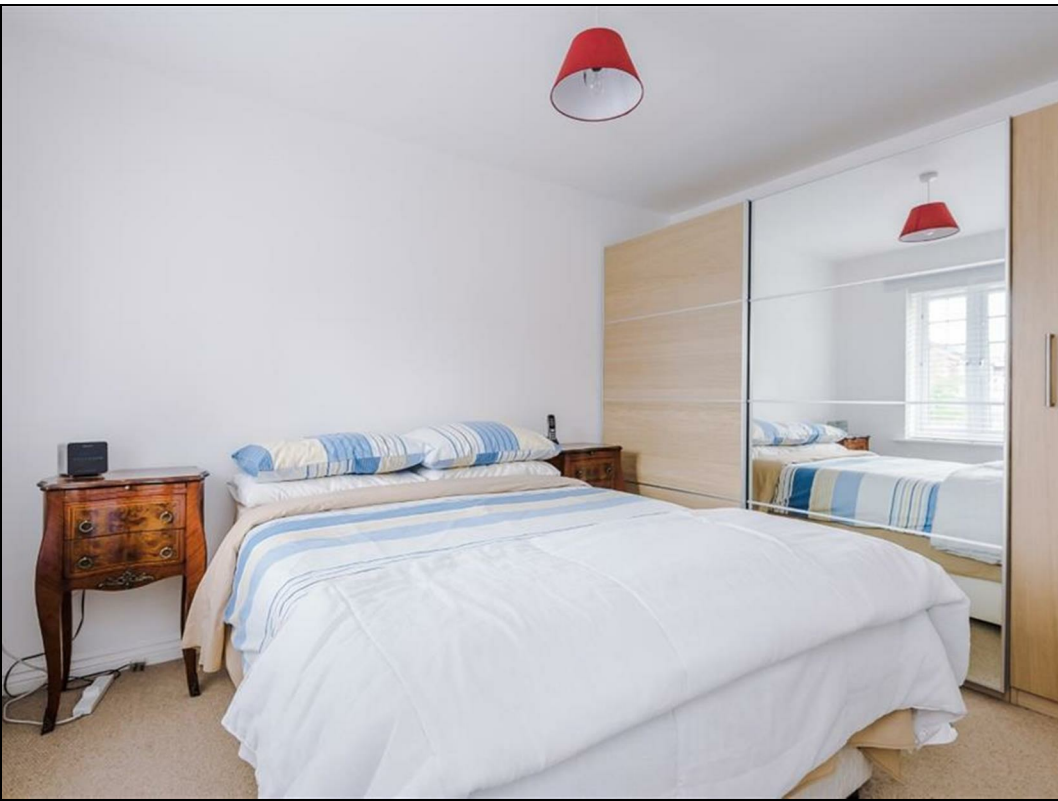
Presenting this three bedroomed detached home, offering three good sized bedrooms with the master benefiting from a shower en suite and a family bathroom. Two reception rooms and a full width dining/kitchen to the rear create a wrap around style ground floor space. The property is decorated neutrally throughout, fitted with Upvc windows and doors to the rear and a composite door to the front entrance. Floorings throughout include Amtico flooring, fitted carpet and ceramic floor tiling. The stylish fitted kitchen allows for ample storage including larder style base cupboards and provides integrated appliances including a fridge-freezer, washer-dryer and dishwasher. A free standing island with three drawers and additional wall storage has been provided to the ground floor. Free standing wardrobes to two bedrooms and mirror fronted bathroom cabinets are in place. Window dressings are provided and comprise of a variety of white Venetian blinds, black out roller blinds and curtains. The property is well located for those wanting to commute using the nearby public transport links and is well placed for access to the motorway. Swinton Town Centre is close by.

KEY FEATURES

- SUPERB CONDITION
- TWO RECEPTION ROOMS
- QUALITY FIXTURES AND FITTINGS
- SOUTH FACING WELL MAINTAINED REAR GARDEN
- WOODEN STORAGE SHED
 - EPC RATING C
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FAMILY BATHROOM AND MASTER EN SUITE
 - CLOSE TO MOTORWAY NETWORKS
- IDEALLY LOCATED FOR PUBLIC TRANSPORT LINKS



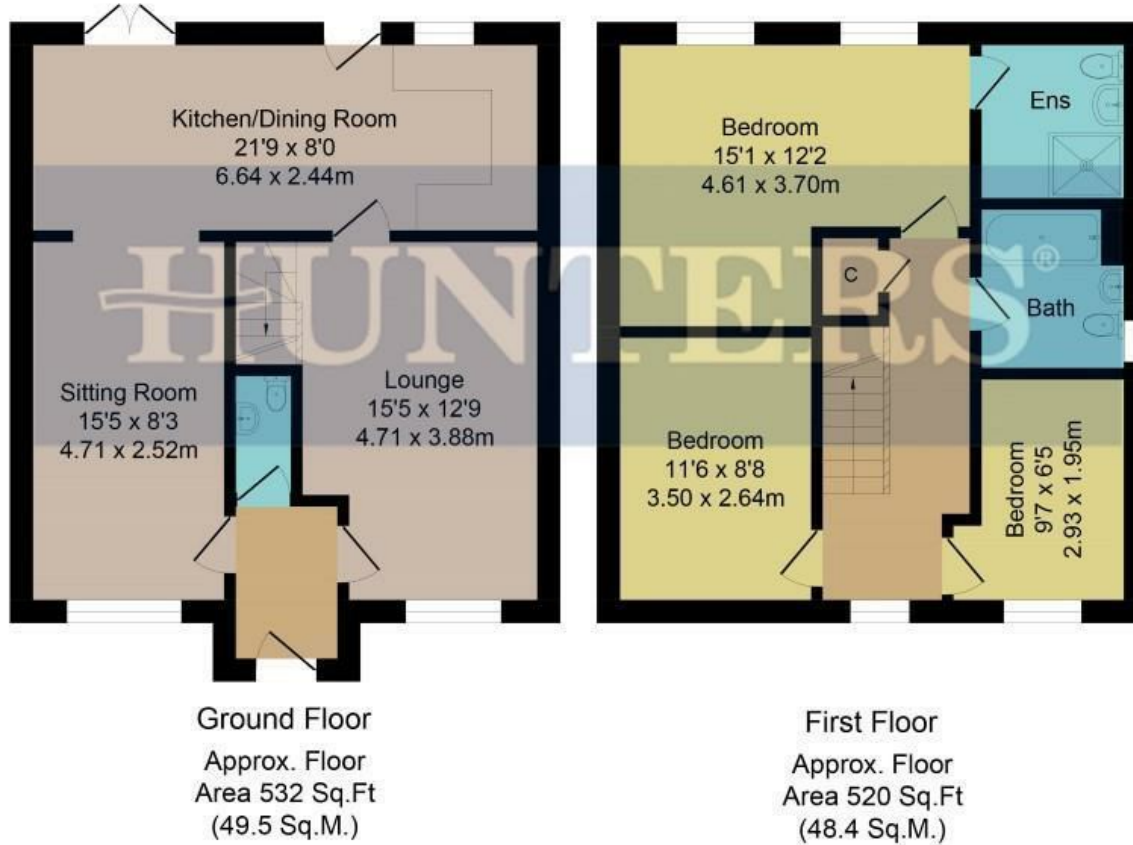




Borchardt Close, Swinton

Total Approx. Floor Area 1052 Sq.ft. (97.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	91		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

England & Wales EU Directive 2002/91/EC

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