



HUNTERS[®]
HERE TO GET *you* THERE

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Borchardt Drive, Swinton, Manchester

Offers In The Region Of £475,000

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Nestled within the prestigious Nightingale Gardens development, this contemporary family home offers a perfect blend of elegance and tranquillity in a peaceful cul-de-sac. Combining sleek modern design with functional space, it caters to the needs of today's busy families, providing an idyllic setting for harmonious living.

The ground floor showcases a flowing and thoughtfully designed layout. An inviting entrance hallway leads to three versatile reception rooms, ideal for relaxation, entertaining, or working from home. The modern kitchen and dining area form the vibrant heart of the home, perfect for family meals and culinary creativity.

Upstairs, the home boasts four spacious double, ensuring every family member enjoys privacy and comfort. The convenience of a family bathroom and two en-suite bathrooms adds an extra layer of functionality to everyday life.

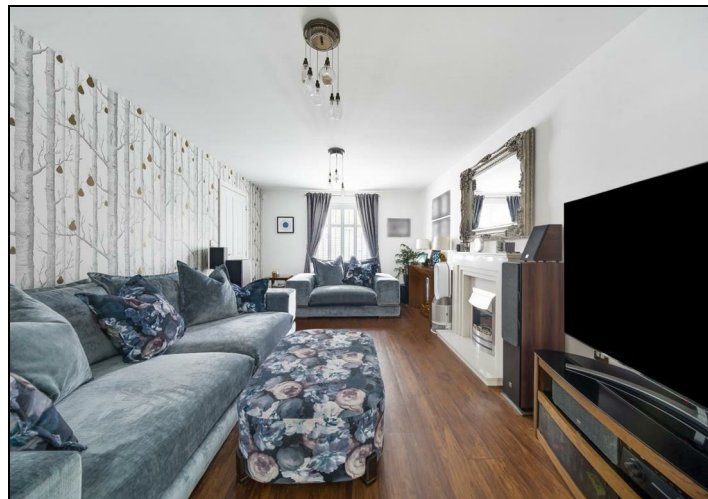
The property maintains a high standard throughout, featuring UPVC double glazing and gas central heating for superior comfort and energy efficiency. A garage and parking space for two cars, equipped with an electric car charger, enhance its practicality.

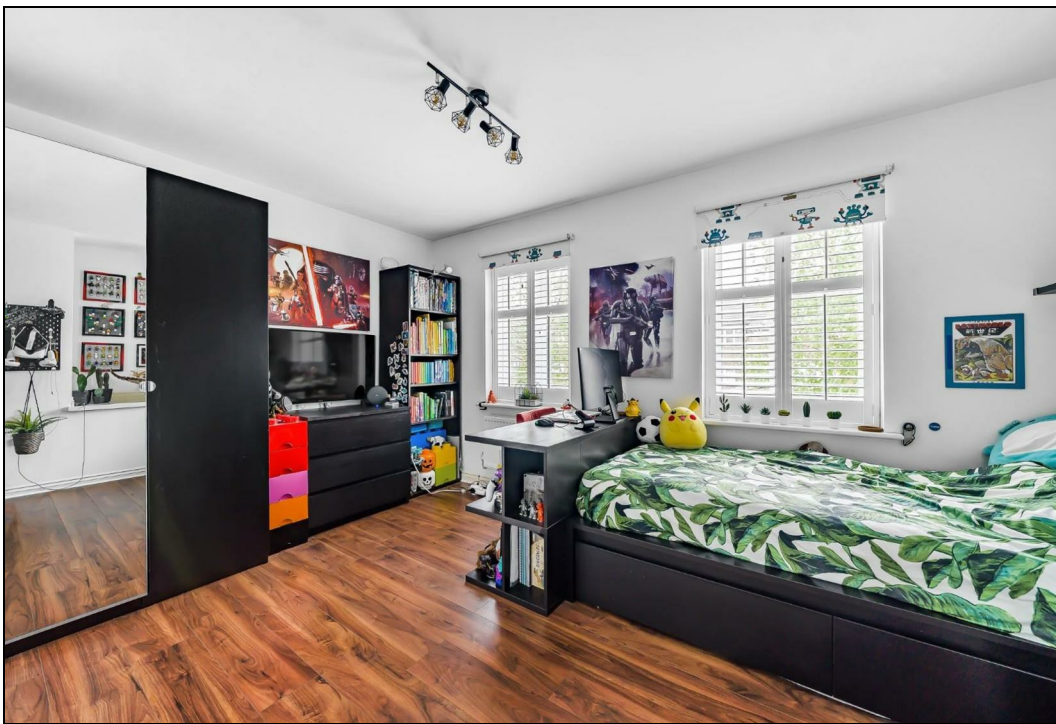
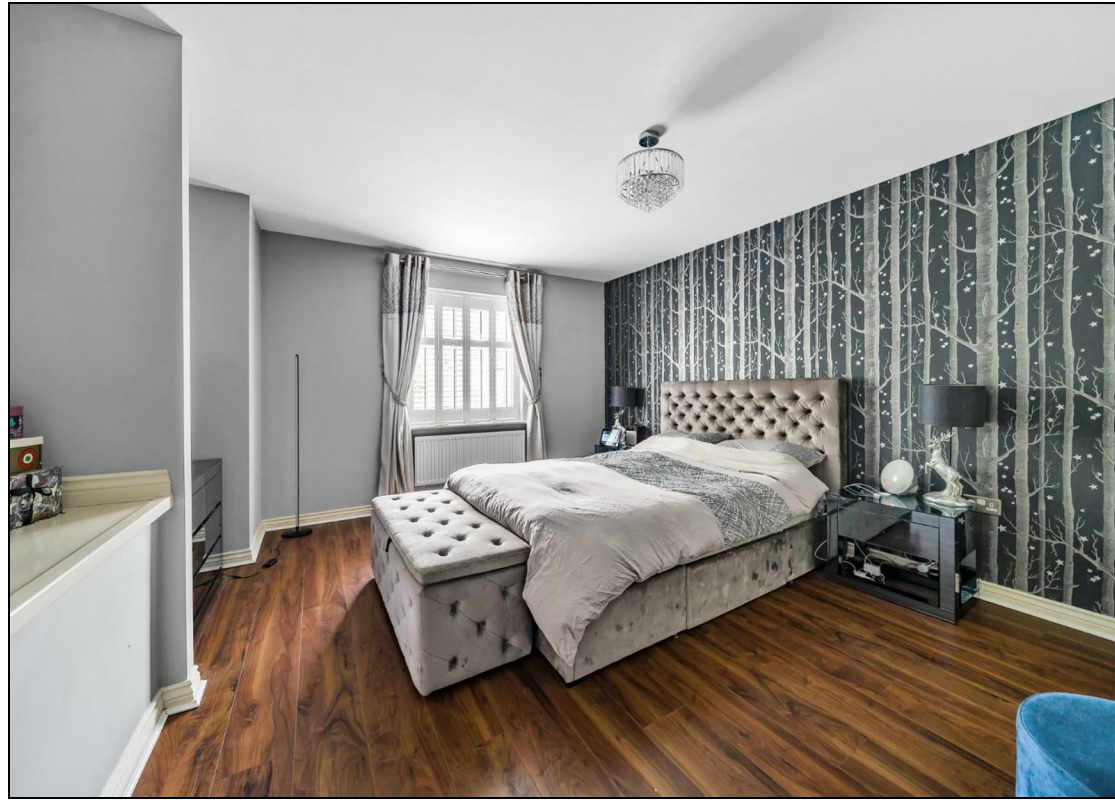
Outside, the well maintained private gardens offer a peaceful retreat against the backdrop of trees, ideal for unwinding or outdoor activities.

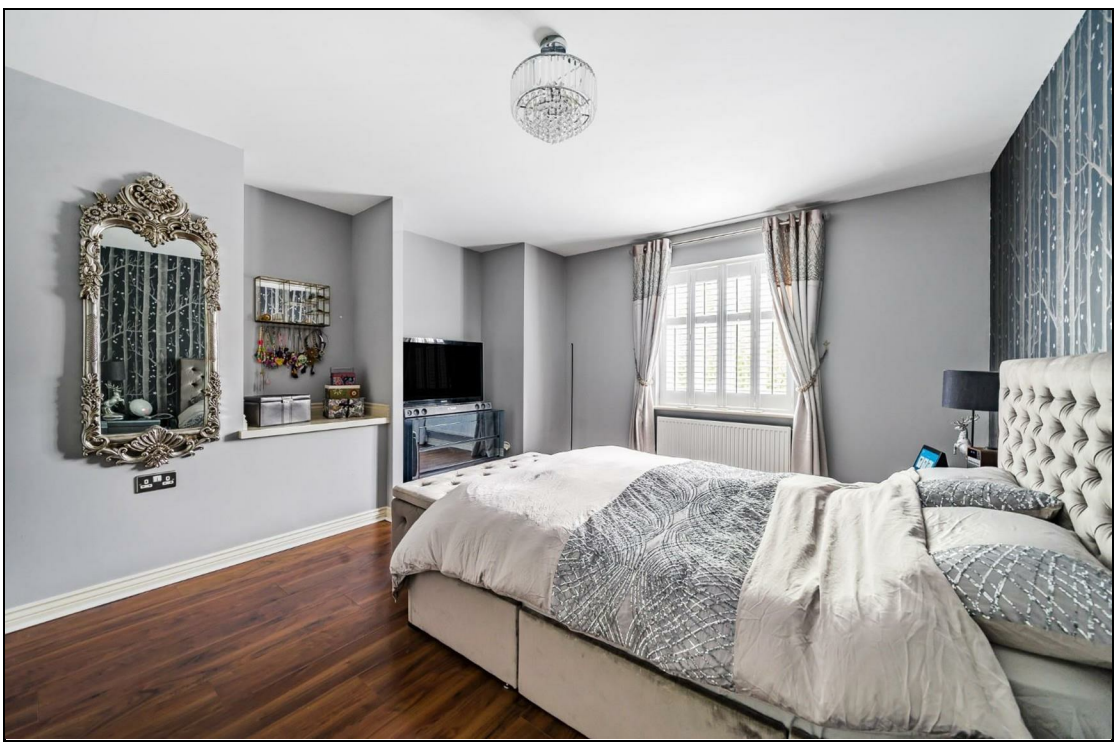
Situated in a highly sought-after residential area, this home is conveniently close to essential amenities, reputable schools, scenic parks, and reliable transport links, making it an ideal choice for families seeking a perfect blend of luxury, comfort, and convenience.

KEY FEATURES

- CUL-DE-SAC LOCATION
- 4 BATHROOMS, INCLUDING 2 EN-SUITES & A DOWNSTAIRS W.C
- GARAGE
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE RECEPTION ROOMS
- CLOSE TO MANY LOCAL AMENITIES, SCHOOLS, PARKS, AND EXCELLENT TRANSPORT LINKS
- MOVE IN READY



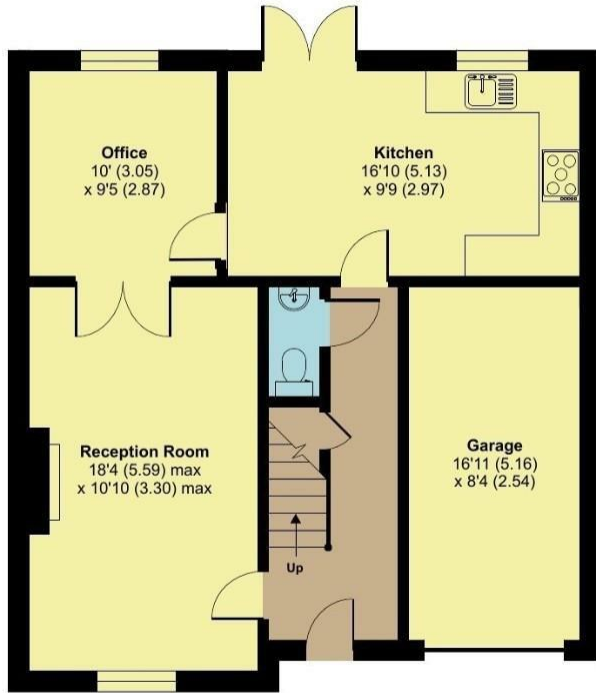




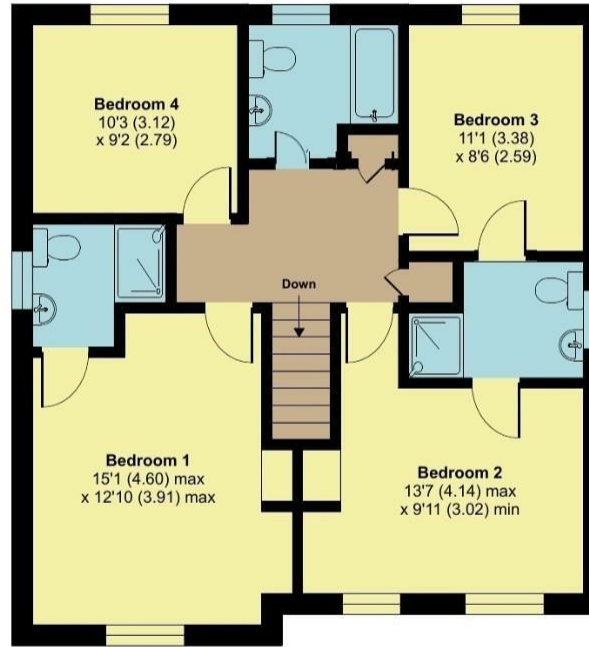
Borchardt Drive, Pendlebury, Swinton, Manchester, M27

Approximate Area = 1362 sq ft / 126.5 sq m
 Garage = 143 sq ft / 13.3 sq m
 Total = 1505 sq ft / 139.8 sq m

For identification only - Not to scale

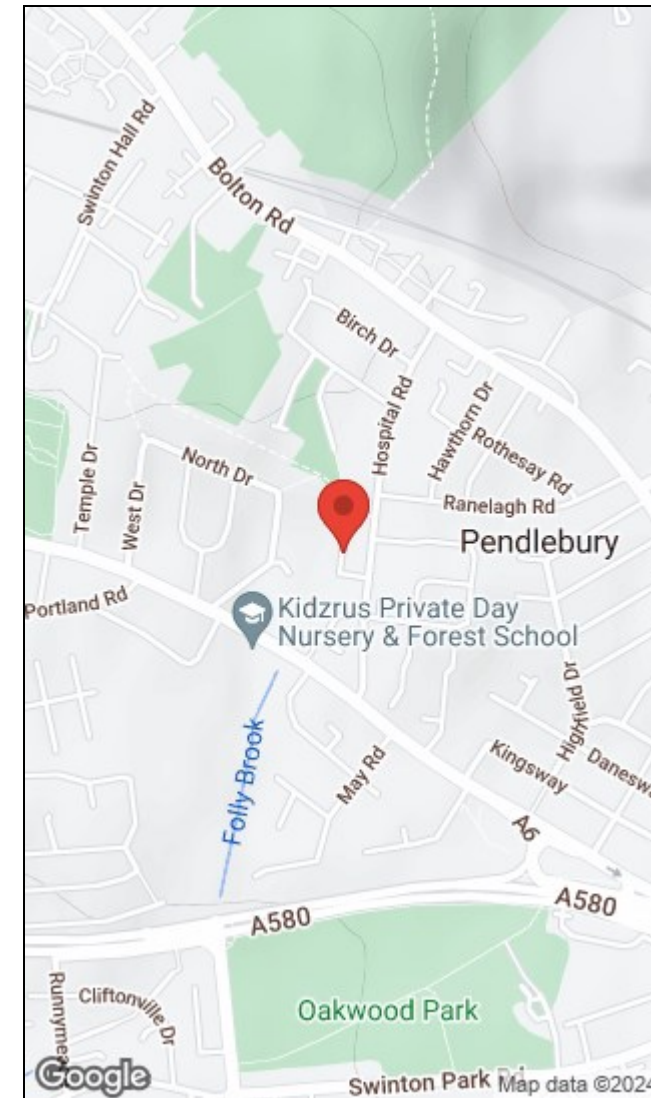


GROUND FLOOR
APPROX FLOOR
AREA 56 SQ M
(603 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 70.5 SQ M
(759 SQ FT)

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1121000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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