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# Liebert Drive, Swinton, Manchester, M27 4FP

## £270,000



This charming 3-bedroom semi-detached property offers a warm and inviting atmosphere, nestled within a serene family-friendly estate. Conveniently located near schools, amenities, and commuter routes to Manchester City Centre, Salford Quays, and Media City, it ensures both comfort and accessibility for its residents.

Upon entering, you're welcomed by a spacious entrance hallway. To the right, a well-appointed kitchen provides a delightful space for culinary endeavours and casual dining. Continuing through the hallway, you'll discover the spacious living room, bathed in natural light from patio doors that open onto the tranquil private rear garden—ideal for outdoor relaxation and entertaining. There is also a handy storage cupboard—perfect for coats and shoes. A convenient W/C completes the ground floor, adding practicality to daily living.

Ascending to the first floor, you'll find three generously sized bedrooms, with the master bedroom benefiting from its own en-suite, enhancing comfort and privacy. Accompanying the bedrooms is a stylish family bathroom, providing a haven for relaxation and personal care routines.

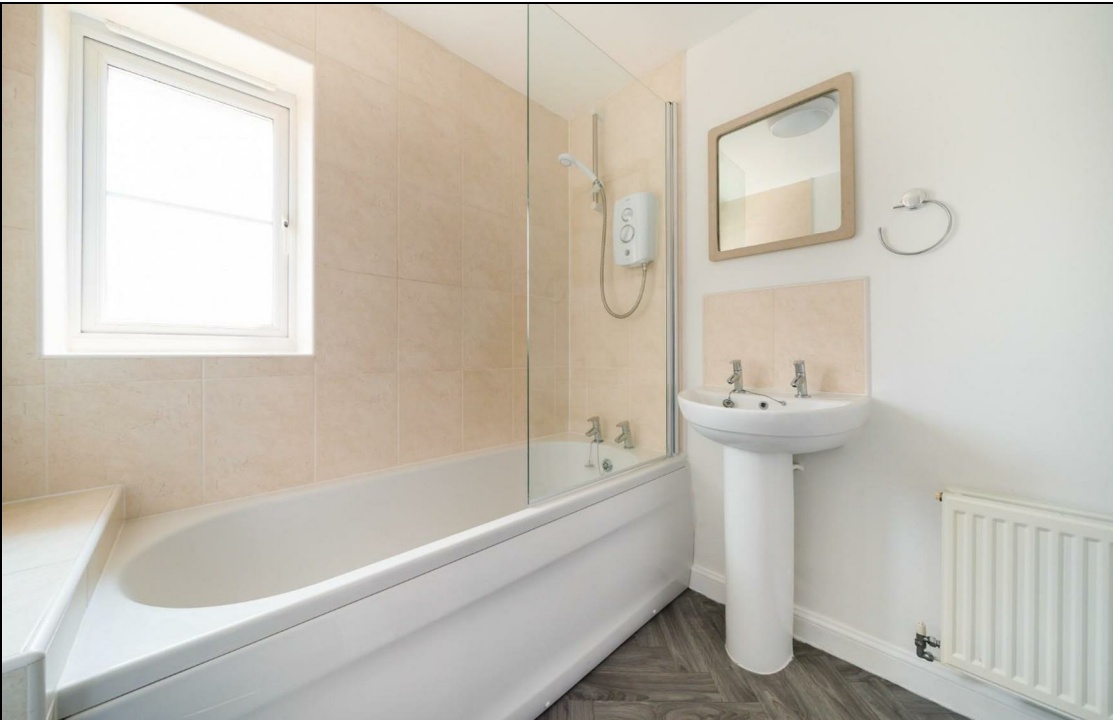
Externally, the property boasts ample parking space for multiple vehicles, ensuring ease and convenience for residents and guests alike.

Offered with no onward chain, this home is a fantastic opportunity for those seeking a seamless move. It perfectly blends modern convenience with a welcoming ambiance, making it an excellent choice for families and professionals alike.

## KEY FEATURES

- 3 BED SEMI DETACHED
- FULLY FITTED KITCHEN
- NEW KITCHEN APPLIANCES
- GARDENS TO FRONT AND REAR
- SOUGHT AFTER LOCATION
  - EPC RATING C
  - OFF ROAD PARKING
  - NO CHAIN





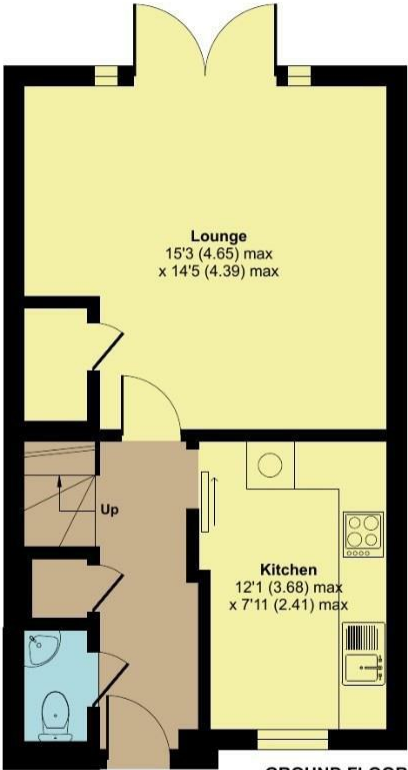




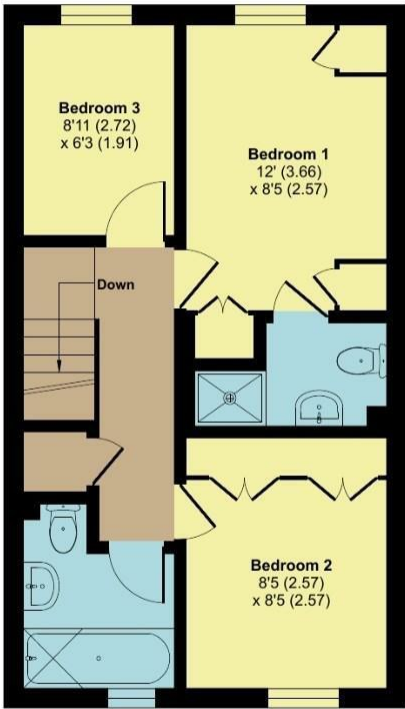
Liebert Drive, Pendlebury, Swinton, Manchester, M27

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 38.8 SQ M  
(418 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 39.3 SQ M  
(424 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclchem 2023. Produced for Hunters Property Group. REF: 1001732



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

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