



32 Rookery Road, Swinton, S64 8HY

Perfectly positioned in a private cul-de-sac on Rookery Road, this impressive three-bedroom home is ideal for first-time buyers or growing families seeking a welcoming and versatile living space.

From the moment you arrive, you'll be greeted by a large driveway providing ample parking for multiple vehicles. Step inside to the hallway which leads to a bright and inviting living room, a perfect space to relax and unwind at the end of the day.

The spacious kitchen, complete with integrated cooking appliances, is well-equipped for modern living and flows seamlessly into a large conservatory. This light-filled room offers beautiful views over the garden and opens onto a private decked area, perfect for summer dining, entertaining friends, or enjoying a quiet morning coffee. A convenient downstairs W/C adds practicality for busy family life.

Upstairs, there are three generous bedrooms, each offering plenty of natural light and flexibility to adapt to your lifestyle. One of the bedrooms enjoys lovely views over the nearby church, adding a peaceful charm to the home. The contemporary family bathroom is finished to a high standard, creating a calm and relaxing space.

£220,000

- No Chain
- Three Bedrooms
- Added Bonus Of A Conservatory
- Double Garage
- Large Driveway
- Private Cul-de-sac Location
- Generous Garden
- Newly Installed Outhouse
- Planning Permission To Extend
- Please Note Some Images Are Virtually Staged

