

Enfield Road, Swinton, M27 5GF
£400,000



BALMER & CO are delighted to offer FOR SALE this stunning four bedroom semi-detached house in Swinton, situated close to the ever popular Monton high street. Having been heavily extended to the side and rear, this property boasts larger than average family living space and is immaculately presented to the market. Comprising in brief of entrance hallway, large open plan kitchen/dining room with modern integrated appliances, breakfast bar and French doors leading to the rear garden, separate utility room, W.C, with two further large reception rooms completing the ground floor. To the first floor is a large master bedroom, two further double bedrooms, fourth single bedroom, with a modern four piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with a garden frontage and large driveway providing ample off-road parking, whilst to the rear there is a very nicely landscaped, low maintenance, South facing garden. The property is ideally located close to the East Lancashire road providing simple access into Manchester city centre and is also within walking distance of Swinton train station. Early viewings highly recommended, all enquiries welcome.

Floor Plan

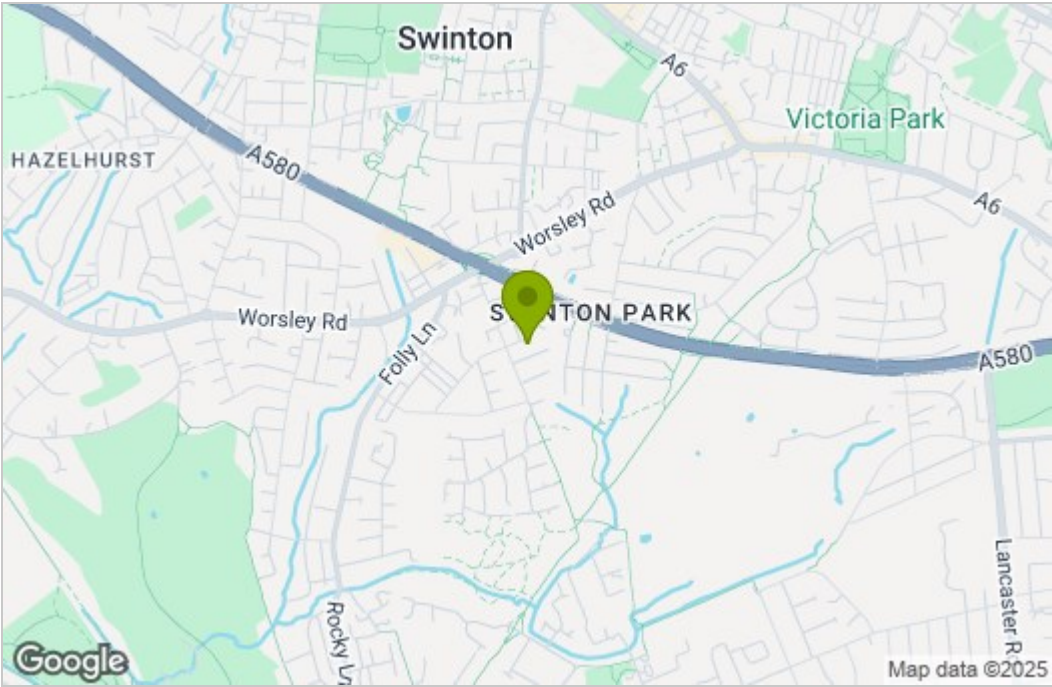


TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

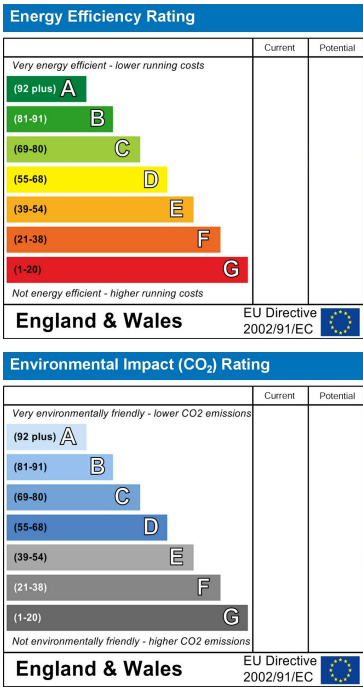
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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