



**27 Rolag Crescent, Swinton, Manchester, M27 5BH**  
**Offers in excess of £314,995**

PROPERTY  
PERSPECTIVE



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

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We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen diner with integrated appliances. Items of note include French doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is the entrance hall, lounge, kitchen diner and WC. The first floor hosts all bedrooms. with the master featuring the en suite, plus the family bathroom.

There are well presented and upgraded gardens. There is off road parking to the side.

Tenure - Freehold

Estate management charges - £180 per year.

Council Tax - Band C

The property comprises

### Ground Floor

#### Entrance Hall

With fitted flooring.

#### Lounge 13'6" x 11'1" (4.13m x 3.40m)

With fitted flooring.

#### Kitchen Diner 15'6" x 11'0" (4.74m x 3.37m)

Modern units with laminate worktops and upstands. Integrated oven, hob, hood, dishwasher and washing machine. French doors for garden access. With fitted flooring.

#### WC 4'2" x 4'1" (1.28m x 1.26m )

Featuring modern white sanitary ware and tiling. With fitted flooring.

### First Floor

#### Landing

With fitted flooring.

#### Bedroom 1 10'6" x 10'1" (3.21m x 3.08m )

Featuring fitted wardrobes. Access to en suite. With fitted flooring.

#### En Suite 8'2" x 3'11" (2.49m x 1.21m )

Featuring modern white sanitary ware, shower, chrome ladder radiator and tiling. With fitted flooring.

#### Bedroom 2 10'0" x 8'5" (3.07m x 2.59m)

Featuring fitted wardrobes. With fitted flooring.

#### Bedroom 3 6'9" x 6'5" (2.06m x 1.96m)

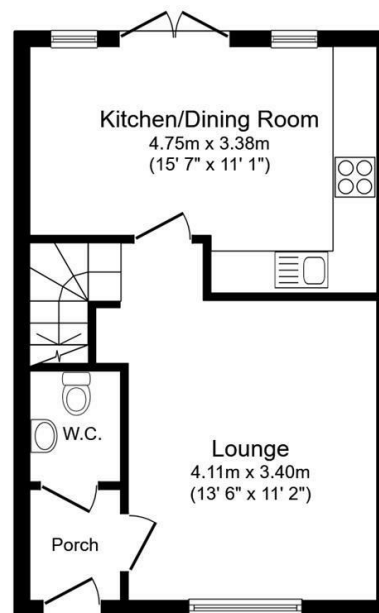
With fitted flooring.

#### Bathroom 8'0" x 6'2" (2.45m x 1.89m)

Featuring modern white sanitary ware, shower with screen to bath, chrome ladder radiator and tiling. With fitted flooring.

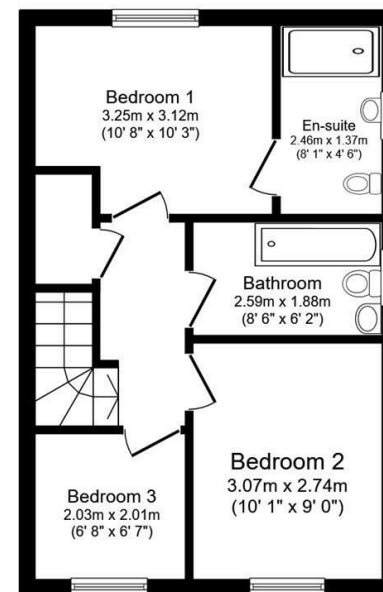
#### External

There are well presented and upgraded gardens. There is off road parking to the side.



Ground Floor

Floor area 36.1 sq.m. (388 sq.ft.)



First Floor

Floor area 36.1 sq.m. (388 sq.ft.)

Total floor area: 72.1 sq.m. (776 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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