



31 Hardy Grove, Swinton, Manchester

£325,000

Situated at the head of the cul-de-sac in this well established residential location, this excellent Detached True Bungalow offers peace and tranquility, with extensive gardens and parking adjacent to mature woodland. This spacious home is well presented throughout and offers a large dining kitchen, good sized lounge, large sun room, master bedroom with en-suite, together with two further double bedrooms and family bathroom. Viewings highly recommended!

**Briscombe,
Nutter &
Staff.**

Entrance hall

Wide & welcoming hallway. Wood flooring.

Dining kitchen 3.4m x 5.2m (11'2" x 17'1")

Front elevation. Large family kitchen fitted with a range of farmhouse style wall and base units with integrated fridge/freezer and dishwasher, space for range cooker with extractor above.

Sun room 5.4m x 4.6m (17'9" x 15'1")

Side elevation. Beautiful large reception room with windows overlooking private gardens the three sides, and double doors opening out to the gardens. High vaulted ceiling with two Velux windows. Wood flooring.



Lounge 5.2m x 3.6m (17'1" x 11'10")

Rear elevation. Good sized reception room with patio doors with windows aside leading out to the rear garden, and two feature circular stained glass windows.

Bathroom

Rear elevation. With double-ended claw foot bath, pedestal hand wash basin and low level wc. Tiled floor & walls. Extractor.



Bedroom One 3.5m x 2.4m (11'6" x 7'10")

Rear elevation. Double bedroom with fitted wardrobes, overhead storage and matching drawers. Door into:-



En-suite shower room

Rear elevation. With shower, hand wash basin and low level wc. Tiled walls & floor. Spotlights. Extractor.

Bedroom Two 2.0m + ftttd w'robes x 4.4m (0.05m +fttd w'robes x 0.10m)

Front elevation. With a run of fitted wardrobes to one wall and matching dressing table. Laminate flooring.



Bedroom Three 2.6m x 3.4m (8'6" x 11'2")

Front elevation. With fitted desk.



which runs through it. An abundance of wildlife



Gardens

The property is nestled in extensive private gardens at the head of the cul-de-sac, providing a high degree of privacy from all sides. There is a long driveway leading to a detached single garage, with off road parking for numerous vehicles. The gardens to the rear comprise large paved and decked areas, with lawns and mature borders encompassing part of Folly Brook



31 Hardy Grove, Swinton, Manchester, M27 0DA

This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Important Notice

These particulars have been prepared to comply with the Property Misdescriptions Act 1991, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers asnd is intended as a guide to layout only, Dimensions are approximate; do not scale.