



ASHWORTH HOLME
Sales · Lettings · Property Management



3 SWAN ROAD, WA15 6BX
£495,000



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DESCRIPTION

A FAMILY-FRIENDLY THREE-BEDROOM SEMI-DETACHED HOME, EXTENDED TO THE SIDE AND REAR WITH A LARGE SOLID ROOF CONSERVATORY, OFFERING DIRECT ACCESS TO A SPACIOUS AND PRIVATE REAR GARDEN.

This impressive home has been thoughtfully extended to create a light-filled open-plan living/dining kitchen with granite work surfaces, integrated appliances, and Velux windows, complemented by a downstairs WC. The large solid roof conservatory provides a seamless connection to the rear garden, perfect for family living and entertaining.

Situated in a superb location, the property is just a 15-minute walk from the Metrolink on Park Road and falls within the catchment for excellent local schools, including the highly regarded Heyes Lane Primary School.

In brief, the accommodation comprises: entrance porch, entrance hallway, lounge with bay window, downstairs WC, open-plan living/dining kitchen, and solid roof conservatory to the ground floor. To the first floor, there are two double bedrooms, a single bedroom, and a family bathroom. Externally, the property benefits from a private rear garden mainly laid to lawn, as well as gardens and parking to the front.

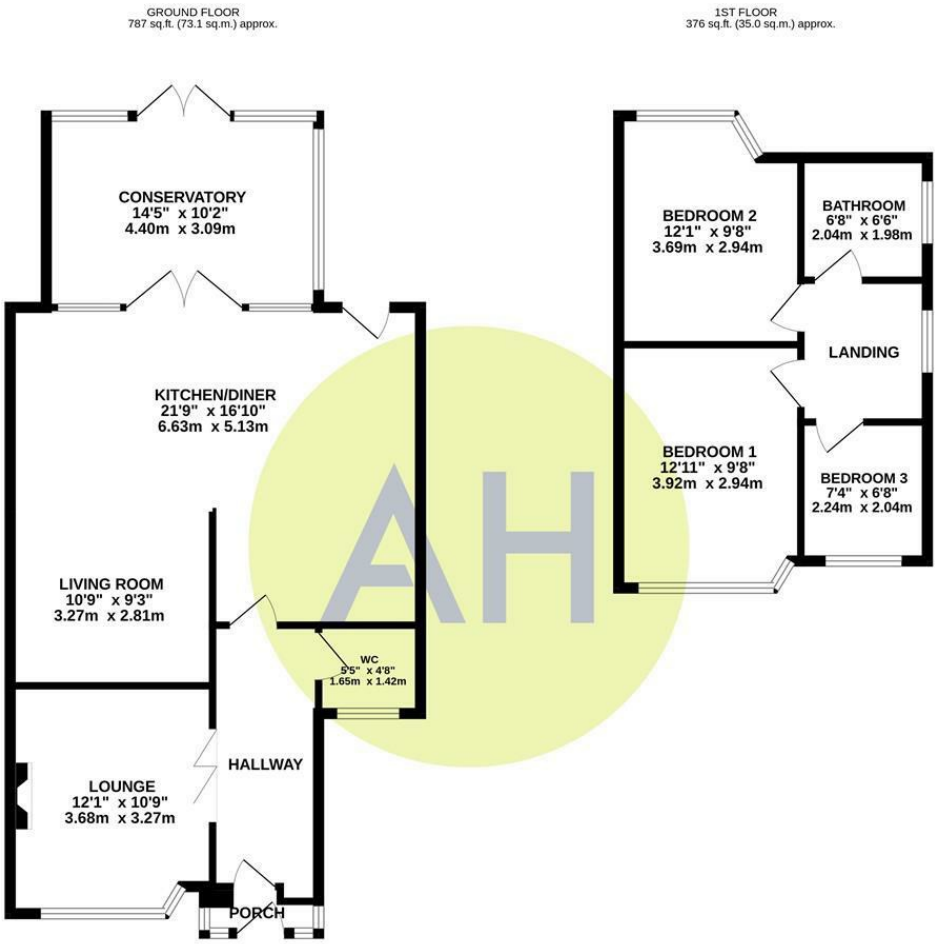
Viewings are highly recommended!

KEY FEATURES

- Three-Bedroom Semi-Detached Family Home
- Open-Plan Living/Dining Kitchen
- Large Private Rear Garden Mainly Laid To Lawn
- Nr To Park Road Metrolink & Excellent Schools
- Extended To The Side And Rear
- Downstairs WC
- Gardens And Parking To The Front



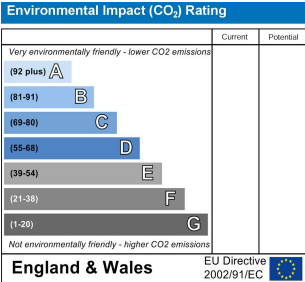
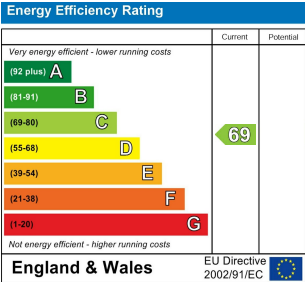




TOTAL FLOOR AREA: 1163 sq.ft. (108.0 sq.m.) approx.

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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