



Warren Drive

Swinton

Miller Metcalfe
Every step of the way

Warren Drive

Swinton

Semi Detached



4



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EPC Rating - C

*** Internal Viewing A Must - Fabulous Extended Traditional Bay Fronted Four Bedroomed Semi-Detached Home With Two Reception Rooms and Stunning Open Plan Living Kitchen, Wonderful Private Gardens, Much Sought After South Swinton Setting with Easy Access into Manchester, Early Viewing Strongly Advised ***

This fabulous period home has been significantly extended to both the ground and first floors, offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living, alongside ample driveway parking, wonderful landscaped gardens and simply must be viewed in person to be fully appreciated.

The generous accommodation comprises an inviting entrance hall, spacious bay fronted lounge, separate sitting room with further dining area, a spectacular modern light and airy open plan fitted living kitchen with a host of integrated appliances, utility room plus a cloakroom/room/wc to the ground floor. On the first floor a landing, four good sized bedrooms, plus a modern luxury four piece bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a driveway that offers ample off road parking whilst the attractive rear garden is generous in size, being private, tastefully landscaped, offering excellent space for relaxing, children's play and al-fresco entertaining, all set to a backdrop of mature woodland.

The splendid South Swinton location is highly sought after, providing excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

Only by internal inspection will buyers fully appreciate the size, quality and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.





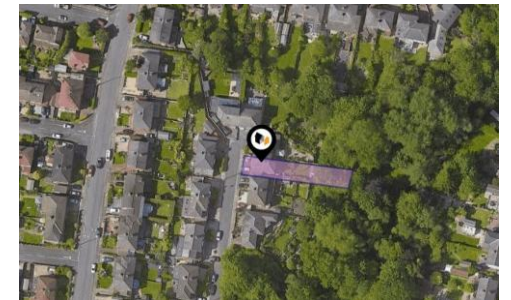
- TENURE
Freehold

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,306 Per Year

- FLOOD RISK
Very Low

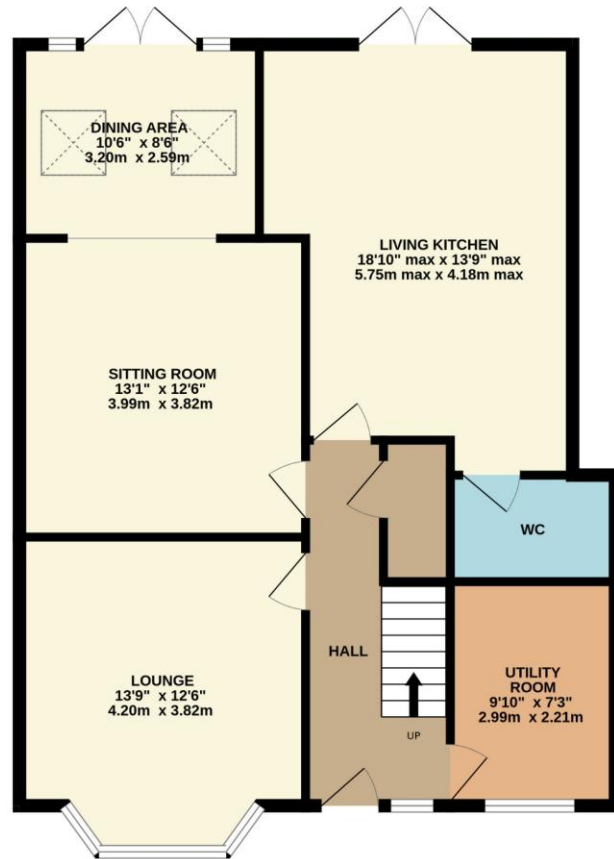
- BROADBAND
Basic - 15 Mbps
Superfast - 61 Mbps
Ultrafast – 2,000 Mbps

- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes





GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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