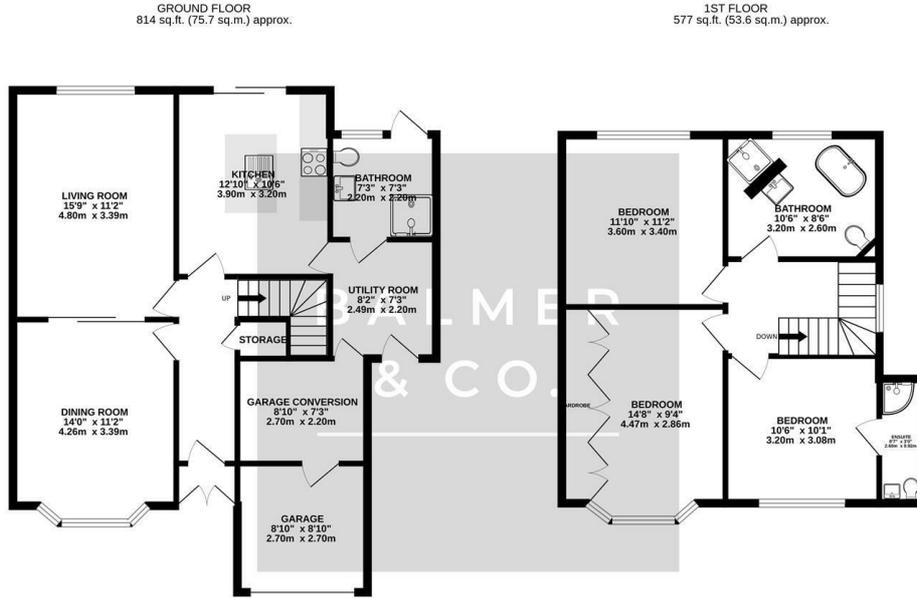


The Westlands, Swinton, M27 5FT  
Offers Over £500,000



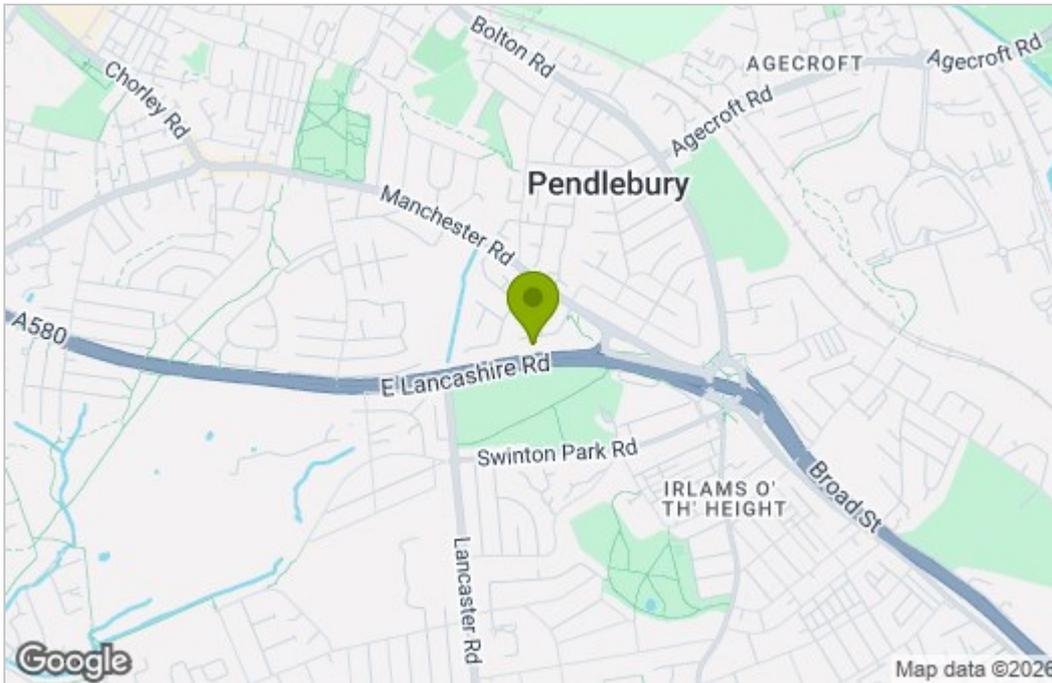
BALMER & CO are delighted to offer for sale this extended detached home, tucked away on the sought after 'The Westlands' in Swinton. Immaculately presented with shutter blinds throughout, it is a true credit to its current owner and is conveniently placed within close proximity to a range of amenities, including fantastic transport links and must be viewed to appreciate. The ground floor comprising in brief; hallway, bay fronted reception room, second reception room with log burner, stunning fitted kitchen complete with island, separate utility room and a shower room. A part converted garage, currently used as a fourth bedroom, completes the ground floor. A stunning staircase takes you to the first floor where you'll find three double bedrooms, all with fitted wardrobes and one with an en-suite. A bespoke four piece bathroom suite completes the internal accommodation. Externally, a large electric gated driveway is located to the front of the property with an enclosed garden to the rear offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

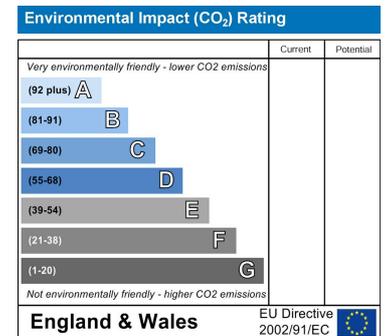
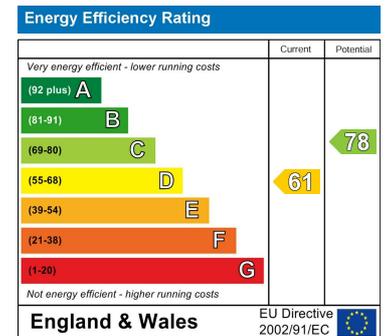


TOTAL FLOOR AREA: 1392 sq.ft. (129.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.