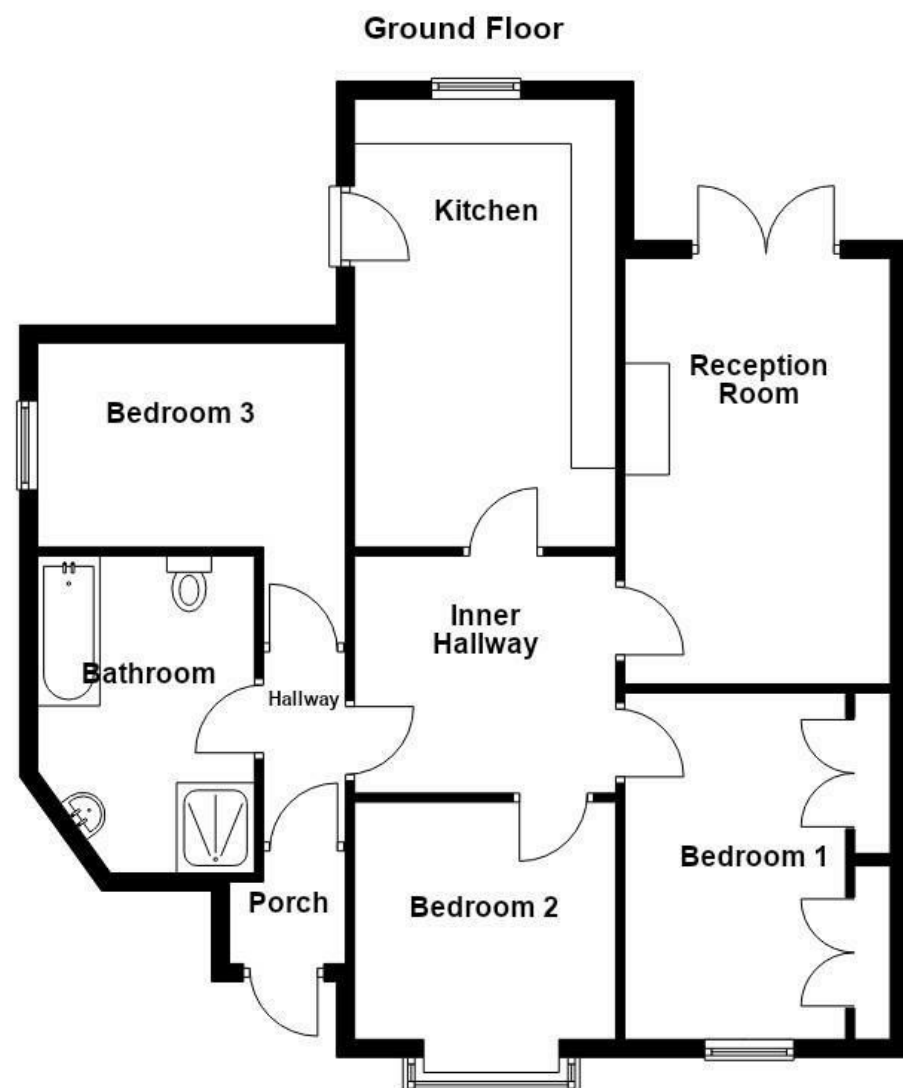




Brierley Road West, Swinton, M27 9TP

Offers Over £240,000

THREE BEDROOM SPACIOUS BUNGALOW WITH IMPRESSIVE WRAP AROUND GARDENS

This home offers a perfect blend of modern living and outdoor beauty. The property boasts contemporary finishes throughout, ensuring a stylish and comfortable environment for its residents.

One of the standout features of this home is its impressive gardens, which encompass the front, side, and rear of the property. These well-maintained outdoor spaces provide an ideal setting for relaxation, gardening, or entertaining guests, making it a true haven for nature lovers and families alike.

Additionally, the bungalow benefits from a private driveway that accommodates multiple cars, providing convenience and peace of mind for homeowners. This feature is particularly valuable ensuring that parking is never a concern.

Overall, this property presents an excellent opportunity for those seeking a modern home with ample outdoor space in a desirable location. Whether you are a growing family or looking to downsize, this bungalow is sure to meet your needs and exceed your expectations.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Brierley Road West, Swinton, M27 9TP

Offers Over £240,000



- Semi Detached Spacious True Bungalow
- Spacious Reception Room
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Four Piece Bathroom
- Leasehold
- Fitted Kitchen
- Front, Side & Rear Gardens
- Council Tax Band B

Ground Floor

Entrance Porch

4'3 x 4'2 (1.30m x 1.27m)

UPVC double glazed front entrance door, UPVC double glazed window, PVC panelled ceiling and door to the hallway.

Hallway

7' x 3' (2.13m x 0.91m)

Doors to bathroom, bedroom two and inner hall.

Bathroom

11'3 x 8'2 (3.43m x 2.49m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, direct feed shower unit, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

11'4 x 11' (3.45m x 3.35m)

UPVC double glazed window and central heating radiator.

Inner Hall

9'6 x 8'9 (2.90m x 2.67m)

Loft access, built in shelving and doors to kitchen, reception room and two bedrooms.

Reception Room

15'8 x 9'9 (4.78m x 2.97m)

Central heating radiator, decorative fireplace, television point, loft access, coving and UPVC double glazed French doors to the rear.

Kitchen

16'6 x 8'7 (5.03m x 2.62m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, combination boiler, spotlights, vinyl flooring and UPVC double glazed door to the rear.

Bedroom One

12'9 x 9'9 (3.89m x 2.97m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'7 x 8'9 (2.92m x 2.67m)

UPVC double glazed window and central heating radiator.

External

Front

Laid to lawn garden with planted beds, paved pathway to the front door and a gate to the side elevation.

Side

Enclosed laid to lawn garden with paved path and planted beds.

Rear

Paved patio and driveway providing off road parking.



Tel: 01617939622

www.keenans-estateagents.co.uk