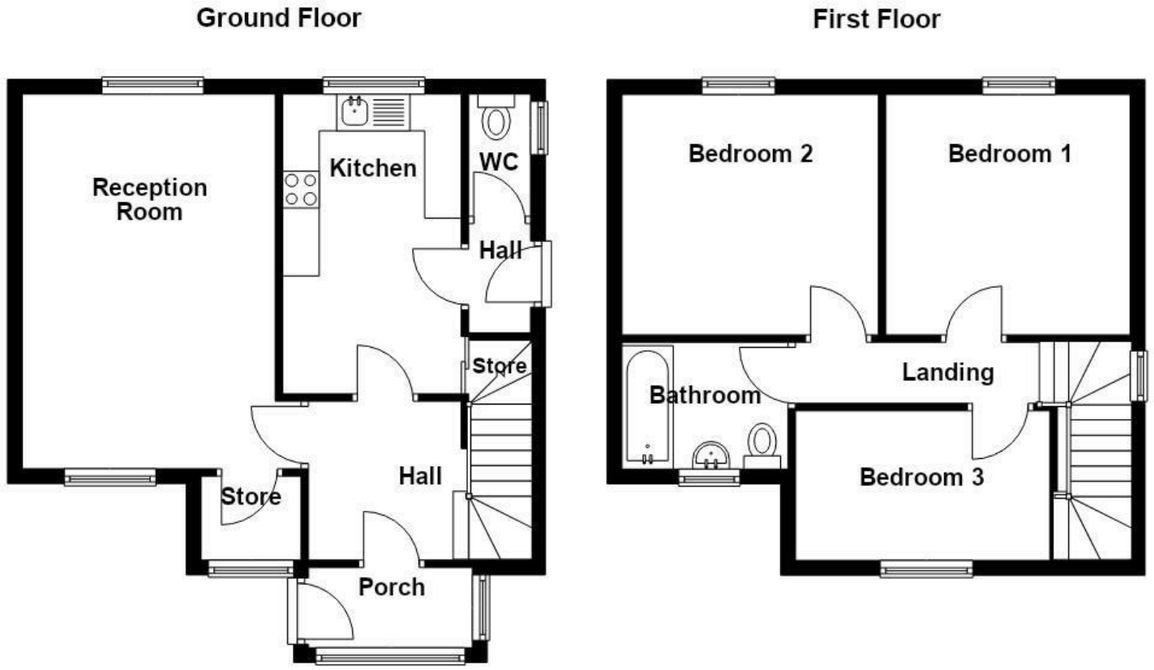
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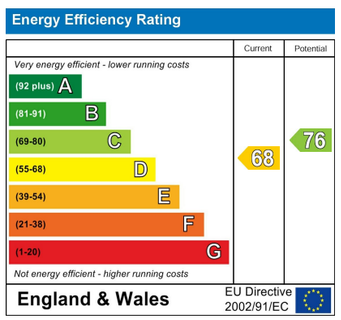
Total area: approx. 84.6 sq. metres (910.9 sq. feet)











Abbey Drive, Manchester, M27 6AS

Offers Over £230,000

AN ENVIABLE SEMI DETACHED FAMILY HOME WITH NO CHAIN DELAY

Welcome to this charming semi-detached three-bedroom home located on Abbey Drive, Swinton, Manchester. Nestled in a peaceful cul-de-sac, this property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a tranquil living environment.

As you enter the home, you will be greeted by spacious rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. Each of the three bedrooms is generously sized, ensuring that everyone has their own personal retreat.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a quiet afternoon in the sun. The garden is a blank canvas, ready for you to create your own outdoor oasis.

Situated in a cul-de-sac, this home benefits from reduced traffic and a sense of community, making it a safe and pleasant environment for families. The location is also conveniently close to local amenities, schools, and transport links, ensuring that you have everything you need within easy reach.

In summary, this semi-detached three-bedroom house on Abbey Drive is a delightful property that combines spacious living with a lovely outdoor space in a quiet setting. It presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this house your home.

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.

113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Abbey Drive, Manchester, M27 6AS

Offers Over £230,000

3 1 1 D

- An Enviable Semi Detached Property
- Three Bedrooms
- Sought After Location
- No Chain Delay
- Perfect Family Home
- Modern Kitchen
- On Street Parking
- EPC Rating D
- Council Tax Band A
- Tenure Freehold

Ground Floor

Entrance
UPVC double glazed door to the entrance porch.

Entrance Porch
7'4 x 3'7 (2.24m x 1.09m)

UPVC double glazed frosted surrounding windows, tiled flooring, tiled flooring, door to the hallway.

Hallway
9'9 x 7'1 (2.97m x 2.16m)

doors leading to the reception room and kitchen, staircase to the first floor.

Reception Room
16' x 12'6 (4.88m x 3.81m)

UPVC double glazed window, central heating radiator, gas fire with a marble effect hearth and surround and oak mantle, storage cupboard.

Kitchen
13 x 8 (3.96m x 2.44m)

UPVC double glazed window, a range of high glossed wall and base units, laminate surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, plumbing for a washing machine, space for fridge freezer, UPVC double glazed door to the inner hallway.

Inner Hallway
4 x 2'9 (1.22m x 0.84m)

Door to the WC, UPVC double glazed door to the rear.

WC
5'5 x 2'9 (1.65m x 0.84m)

UPVC double glazed window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps and electric feed over head shower, tiled elevations, lino flooring.

First Floor

Landing
14'4 x 2'6 (4.37m x 0.76m)

Doors leading to three bedrooms and bathroom.

Bedroom One
10'9 x 10 (3.28m x 3.05m)

UPVC double glazed window, central heating radiator.

Bedroom Two
10;9 x 10 (3.05m;2.74m x 3.05m)

UPVC double glazed window, central heating radiator.

Bedroom Three
7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed window, central heating radiator.

External

Front
Paved areas and mature shrubs.

Rear
Enclosed garden with paving, shrubbery and space for a shed.









