



## Stancliffe Drive, Manchester, M27 4FU

### £270,000

A MODERN THREE BEDROOM END TERRACE HOME IN THE HEART OF SWINTON

Located in the sought-after area of Swinton, Manchester, this desirable three-bedroom end terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that provides an ideal space for relaxation and family gatherings. The contemporary kitchen is well-equipped, making it a delightful area for culinary enthusiasts to prepare meals and entertain guests.

The property boasts three generously sized bedrooms on the first floor, with the master bedroom featuring the added luxury of an en suite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the other two bedrooms, providing ample facilities for family living.

Outside, the landscaped rear garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The property is situated in a desirable location, making it an excellent choice for families seeking a welcoming community atmosphere.

This fantastic family home combines modern amenities with a comfortable living space, making it an ideal choice for those looking to settle in a vibrant area of Manchester. Don't miss the opportunity to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 3  2  1  C

- Tenure Leasehold
  - Front And Rear On Street Parking
  - Ideal Family Home
  - Enclosed Rear Garden Space
- Council Tax Band C
  - Three Generously Sized Bedrooms
  - Viewing Essential
- EPC Rating C
  - Modern Fitted Kitchen/Dining Area
  - Easy Access To Major Network Links

Ground Floor

Entrance

Composite frosted door to hall.

Hall

9'6 x 6'8 (2.90m x 2.03m)

Central heating radiator, smoke alarm, doors to reception room, WC, kitchen and stairs to first floor.

WC

5'6 x 3'5 (1.68m x 1.04m)

Dual flush WC, pedestal wash basin, tiled splash back and tiled effect lino flooring.

Reception Room

15'1 x 11' (4.60m x 3.35m)

Two UPVC double glazed windows, central heating radiator and UPVC frosted door to rear.

Kitchen/Dining Area

15' x 8'7 (4.57m x 2.62m)

Two UPVC double glazed windows, central heating radiator, wall and base units, granite effect work top, oven, four ring gas hob, extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge freezer and dishwasher, extractor fan, television point and wood effect lino flooring.

First Floor

Landing

11'10 x 7'4 (3.61m x 2.24m)

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One

15'4 x 10'5 (4.67m x 3.18m )

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

7'7 x 5'7 (2.31m x 1.70m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin, enclosed electric feed shower, extractor fan, part tiled elevation and tiled effect lino flooring.

Bedroom Two

8'8 x 8'5 (2.64m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'8 x 6'7 (2.64m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath, extractor fan, part tiled elevation and tiled effect lino flooring.

External

Rear

Enclosed laid to lawn garden and Indian stone paving.

Front

Laid to lawn garden, shrubbery and paving.



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