



**51 Swillington Lane, Swillington, LS26 8QF**  
**£279,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this detached house located in a popular area with access to amenities and transport links plus nearby OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with quartz worktops and appliances plus a contemporary shower room. Items of note include a bay window to the lounge, French doors to the rear plus fitted wardrobes to bedrooms 1 and 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge and living dining kitchen. There are 3 well proportioned bedrooms plus a family shower room accessed from the first floor landing. There is a part boarded loft with ladder access.

The property benefits from well presented low maintenance gardens. There is off road parking for a number of vehicles plus a garage with remote controlled door plus power and light.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring. Access to store.

#### Lounge 13'1" x 10'10" (4.00m x 3.31m)

With bay window plus carpets and curtains.

#### Living Dining Kitchen 25'7"(max) x 10'5"(max) (7.81m(max) x 3.18m(max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus 1.5 sink and mixer tap with instant hot water. With induction hob, hood, oven, microwave, warming drawer, fridge freezer, dishwasher and washing machine. With recessed spot lights plus fitted flooring and blinds. French doors leading to the rear garden.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'0" x 10'7" (3.97m x 3.25m)

With fitted wardrobes, carpets and curtains.

#### Bedroom 2 10'7" x 10'6" (3.25m x 3.22m)

With carpets and curtains.

#### Bedroom 3 10'0"(max) x 6'2"(max) (3.05m(max) x 1.90m(max))

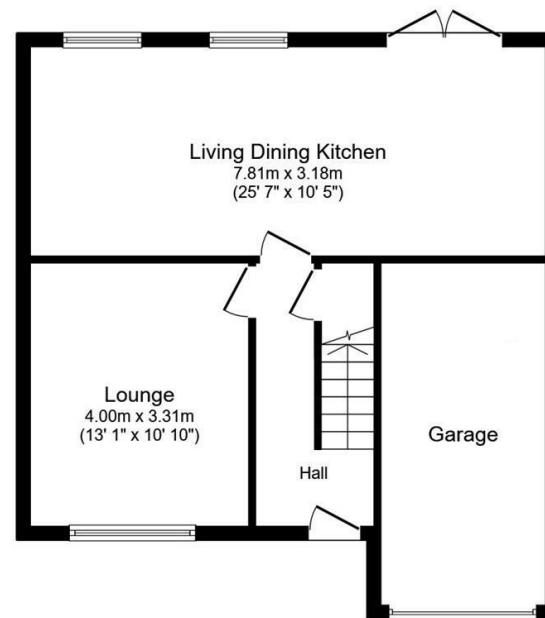
With fitted wardrobes, carpets and blinds.

#### Shower Room 7'5" x 6'0" (2.28m x 1.83m)

Having contemporary white sanitary ware with walk in shower, wall and floor tiling plus chrome ladder radiator.

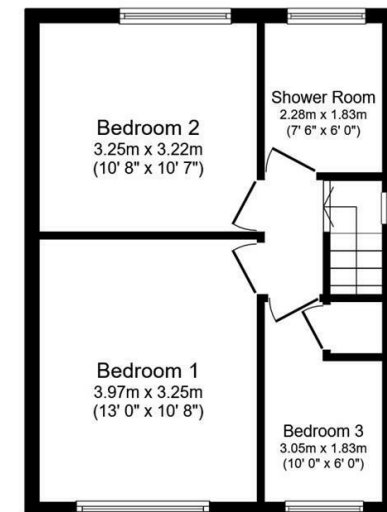
### EXTERNAL

The property benefits from well presented low maintenance gardens. There is off road parking for a number of vehicles plus a garage with remote controlled door plus power and light.



Ground Floor

Floor area 59.9 sq.m. (644 sq.ft.)



First Floor

Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 97.8 sq.m. (1,053 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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