

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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	

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## Dorchester Road, Swinton, M27 5PX

### Offers Over £230,000

Nestled on the desirable Dorchester Road in Swinton, this semi-detached house presents an exceptional opportunity for families or those seeking to upsize. This stunning family home boasts a spacious and inviting reception room, perfect for relaxation and entertaining guests.

As you enter, you are welcomed by a hallway that leads to the lounge, the heart of the home, and the extended dining kitchen area, which wraps around the house, creating a bright and airy atmosphere. The dining kitchen is a standout feature, providing ample space for family meals and gatherings. From this area, you can access the utility room, which conveniently connects to the garage, offering practicality for everyday living.

The first floor comprises three well-proportioned bedrooms, each providing a comfortable retreat for family members or guests. A family bathroom completes this level, ensuring that all essential amenities are within easy reach.

This property is not only a beautiful home but also a fantastic investment for those looking to settle in a vibrant community. With its generous living spaces and thoughtful layout, this semi-detached house on Dorchester Road is sure to impress. Don't miss the chance to make this wonderful property your own.

# Dorchester Road, Swinton, M27 5PX

Offers Over £230,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking With Access To Garage
- Three Well Proportioned Bedrooms
- Impressive Open Plan Kitchen/Dining Area
- Ideal Family Home
- Viewing Essential
- Ample Rear Garden Space
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

PVC door with frosted window and doors to reception room and kitchen/dining area.

### Reception Room

UPVC double glazed window, central heating radiator and door to kitchen/dining area.

### Kitchen/Dining Area

19'7 x 10' (5.97m x 3.05m)

Wooden double glazed window, gloss wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, tiled splash back, space for free standing oven, extractor hood, plumbed for washing machine, vinyl tiled floor and UPVC French doors to rear. door to utility.

### Utility

11'4 x 7'1 (3.45m x 2.16m)

UPVC double glazed frosted window, space for washing machine and dryer, UPVC door to rear and door to garage.

### Garage

14' x 7' (4.27m x 2.13m)

## First Floor

### Landing

Doors to three bedrooms and bathroom, loft access.

### Bedroom One

12'1 x 10'11 (3.68m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'10 x 7'11 (3.30m x 2.41m)

Wooden double glazed window and central heating radiator.

### Bedroom Three

7'9 x 7'9 (2.36m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bathroom

5'10 x 7'7 (1.78m x 2.31m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan, under floor heating and spotlights.

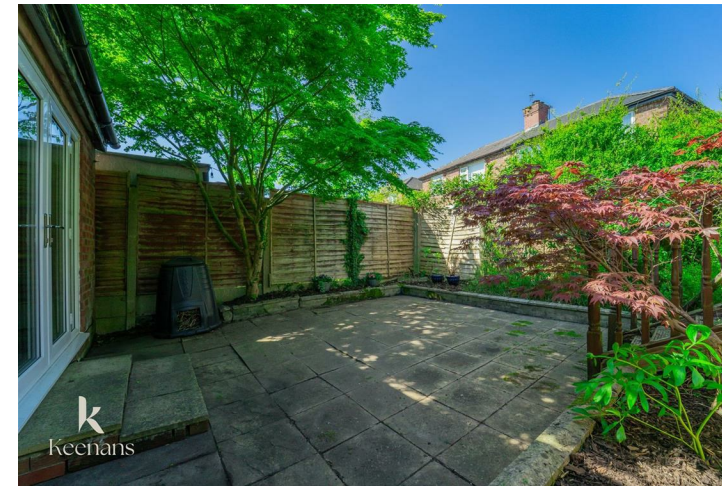
## External

### Front

Block paved drive with access to garage, laid lawn garden with bedding areas and mature shrubs.

### Rear

Enclosed garden space with paving, bedding areas and mature shrubbery.



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