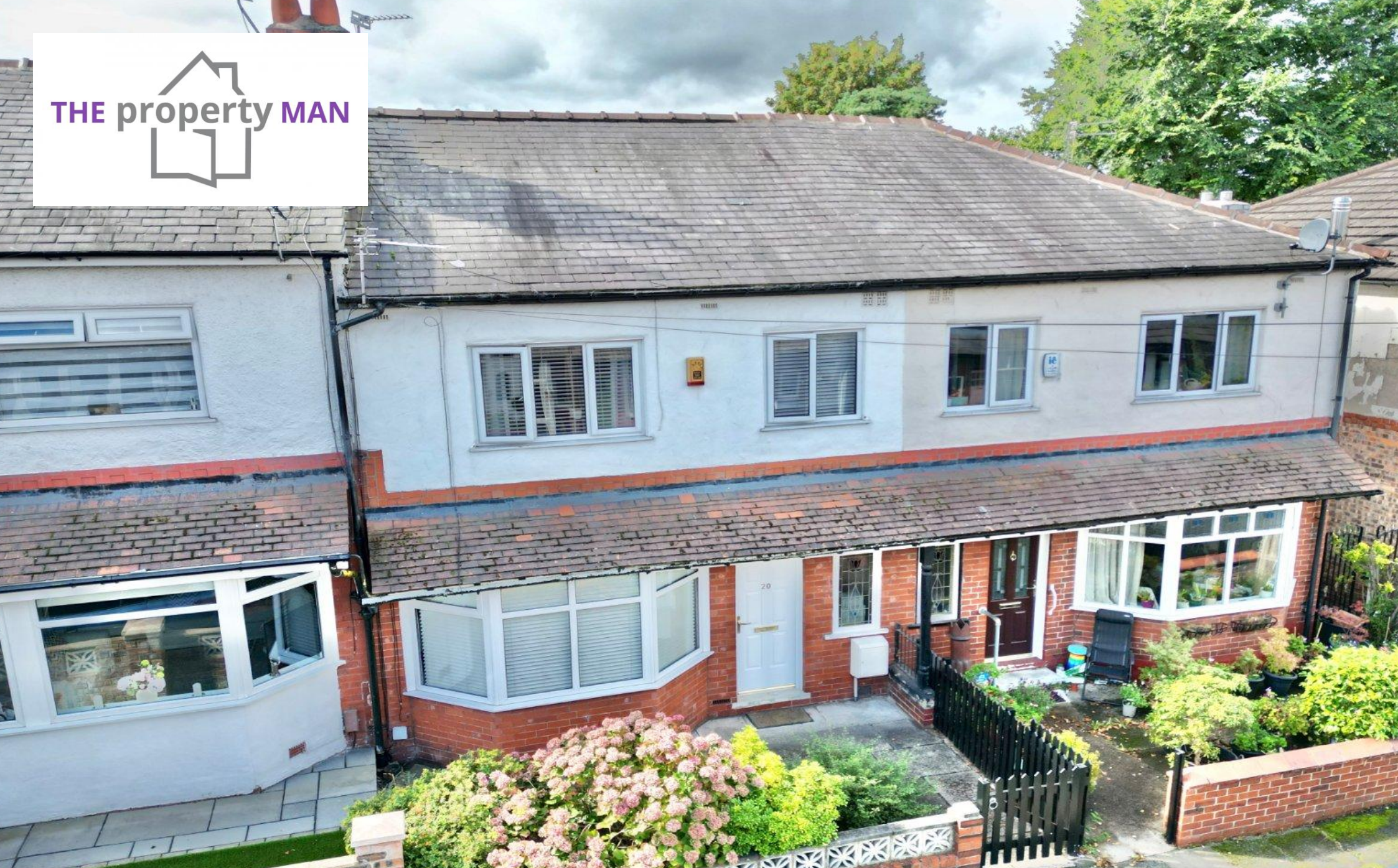




Laburnum Avenue, Swinton, M27

Guide Price: £290,000

Leasehold

Laburnum Avenue, Swinton, M27

Situated on the popular Laburnum Avenue in South Swinton, this beautifully presented three bedroom mid terrace property offers spacious and versatile accommodation throughout, making it an ideal family home. The property benefits from a front garden, a generous south-facing rear garden and excellent access to the amenities and transport links Swinton has to offer.

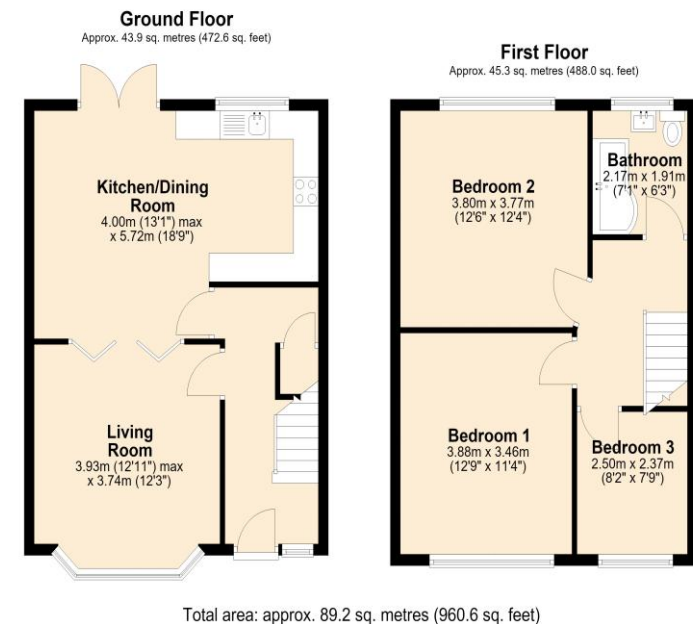
Upon entering, you are welcomed into a particularly spacious entrance hallway, which provides an excellent first impression and benefits from useful understairs storage. From here, the hallway leads through to the heart of the home — the impressive open-plan kitchen and dining room. The modern kitchen is fitted with a comprehensive range of base and eye level units, complemented by integrated appliances and ample worktop space. There is plenty of room for a dining table and chairs, while French doors provide a lovely outlook and direct access onto the rear garden. The dining area is separated from the living room by attractive concertina doors.

The living room is an exceptional size and provides a comfortable and welcoming space for the whole family. A large bay window to the front aspect allows plenty of natural light to flood the room, while a feature fireplace provides an attractive focal point and adds character to the space.

To the first floor are three generous bedrooms, offering excellent accommodation for families, guests or those requiring additional space for a home office. The main bedroom is particularly spacious and easily accommodates a range of bedroom furniture. Completing the first floor is a modern family bathroom, fitted with a contemporary three-piece suite.

Externally, the property benefits from a front garden, while to the rear is a superb south-facing garden which is ideal for enjoying the warmer months. A large patio area provides an excellent space for outdoor furniture and entertaining, leading onto an area of artificial lawn keeping the garden low maintenance. The garden also benefits from gated rear access, adding further practicality.

The property is well positioned close to Campbell Road playground and the Swinton Greenway leading to Monton, where a range of everyday amenities can be found including shops, cafes, restaurants and local services. There are also a number of schools within the surrounding area. Excellent transport links provide convenient access to Manchester city centre and the wider Greater Manchester area, making this an appealing location for commuters as well as families.



- EPC Grade D
- Leasehold
- 999 years (less 3 days) from 24 June 1922
 - Ground Rent/ Rent Charge: £2.50pa
 - Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.