



Campbell Road, Swinton, Manchester, M27

£450,000

Leasehold

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Situated on the ever-popular Campbell Road in Swinton, this exceptional four-bedroom end terrace property offers spacious and beautifully presented accommodation set over three floors. Immaculately maintained throughout, this truly turn-key home is ready for its next owners to move straight in and enjoy. Benefitting from gas central heating and double glazing, the property combines modern family living with stylish and versatile accommodation.

To the front of the property, a block-paved driveway provides convenient off-road parking and creates an attractive first impression. Upon entering, you are welcomed by a spacious entrance hall with contemporary tiled flooring. The ground floor offers excellent flexibility for modern family life, featuring a useful utility room with space for appliances and housing the boiler, a downstairs WC, and a practical cloakroom. To the front elevation, the family room/snug enjoys a bay window and provides the perfect space for a children's playroom, home office, or additional reception room.

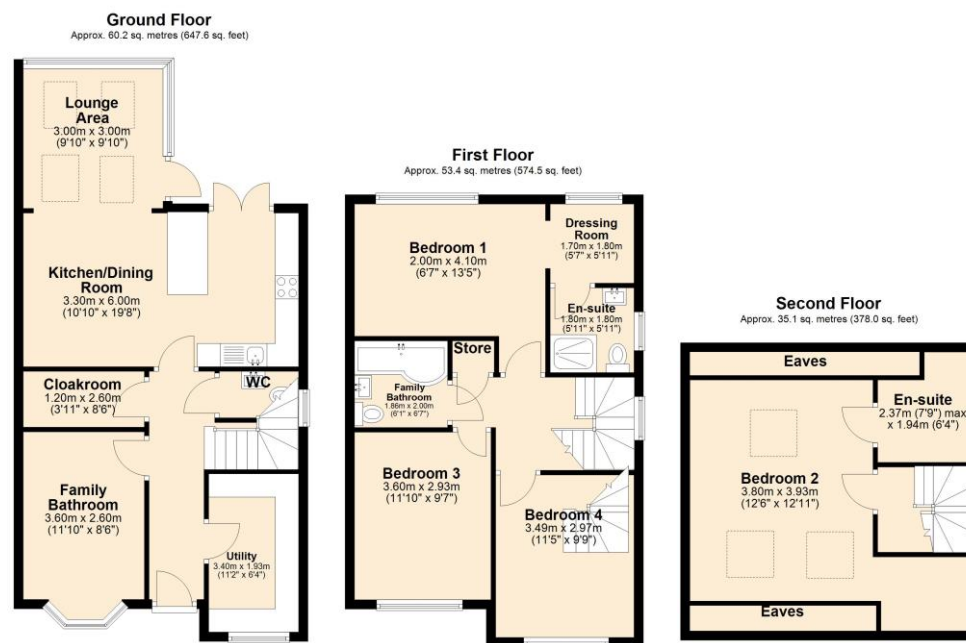
The heart of the home can be found to the rear, where an impressive open-plan L-shaped kitchen, dining and family room creates a fantastic entertaining and living space. Flooded with natural light from an abundance of windows, the room offers clearly defined seating and dining areas whilst maintaining an open and sociable layout. The stylish fitted kitchen is centred around a substantial island providing additional preparation space and extensive storage. A range of integrated appliances further enhances the practicality of the space, whilst patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The first floor hosts three generously proportioned double bedrooms, all benefitting from fitted wardrobes. One of the rear-facing bedrooms enjoys the added luxury of a walk-in dressing room complete with fitted wardrobes and a private en-suite bathroom. Completing this floor is the family bathroom, fitted with a modern three-piece suite.

Occupying the entire top floor is the impressive principal bedroom suite. This superb retreat features skylights that fill the room with natural light and create a bright and airy atmosphere. The bedroom is further complemented by its own en-suite bathroom, fitted with a stylish three-piece suite, providing privacy and comfort.

Externally, the enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor space for both relaxation and entertaining. A stone-paved patio provides the perfect area for outdoor dining, whilst the lawned garden is bordered by attractive raised flower beds. Timber fence boundaries offer privacy and security, making the garden ideal for families and those who enjoy spending time outdoors.

- EPC Grade C
- Leasehold
- Ground rent £120 per annum
- Council Tax Band D



Total area: approx. 148.7 sq. metres (1600.1 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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