



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Lawnswood Park Road, Manchester, M27 5NJ

£440,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled on the charming Lawnswood Park Road in Swinton, Manchester, this exquisite detached family home is a true gem. With its stylish design and luxurious finishes, this property has been thoughtfully extended to create an impressive open plan kitchen and living space, which stands out as the heart of the home.

Boasting three spacious double bedrooms, each equipped with fitted wardrobes, this residence offers ample storage and comfort for the entire family. The modern bathroom and high-quality fixtures throughout enhance the overall appeal, while the neutral decoration and stylish interiors provide a warm and inviting atmosphere.

Outside, the property features gated off-road parking and wrap-around gardens, perfect for enjoying the outdoors. The UPVC pergola adds a touch of elegance, and the fully equipped summer house offers a versatile space for relaxation or entertaining.

This home is ready for you to move straight in, making it an ideal choice for families seeking a stylish and comfortable living environment. Located in a highly desirable area, it is conveniently close to local schools, amenities, and excellent transport links to Manchester and Salford.

# Lawnswood Park Road, Manchester, M27 5NJ

£440,000



- Outstanding Detached Property
- Stunning Open Plan Kitchen/Living Area
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Rentcharge
- Three Piece Shower Room
- Wraparound Garden with Impressive Summerhouse
- Council Tax Band D

## Ground Floor

### Entrance Hall

12'0 x 11'10 (3.66m x 3.61m)

Composite double glazed frosted front door, upright central heating radiator, parquet tiled effect Karndean flooring, solid oak frosted doors to study, open plan kitchen/family room, oak doors to WC, under stairs storage and stairs to first floor.

### Study

11'9 x 7'11 (3.58m x 2.41m)

UPVC double glazed window with fitted shutters, central heating radiator, coving, integrated desk and wood effect lino flooring.

### WC

5'2 x 2'10 (1.57m x 0.86m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with traditional taps, tiled elevations, spotlights and parquet effect Karndean flooring.

### Open Plan

#### Kitchen/Dining/Family Room

33'1 x 20'1 (10.08m x 6.12m)

Three Velux windows, UPVC double glazed window with fitted shutters, upright central heating radiator, coving, spotlights, gas fire with limestone hearth and surround, media wall with television point, space for sound system, inset shelving, downlights, '1907' kitchen comprising range of panelled wall and base units with marble work surfaces, inset composite one and half sink with high spout mixer tap, double integrated high rise WIFI Neff ovens, four ring Bora induction hob with inset extractor hood, integrated triple full length Liebherr fridge, freezer and wine cooler, integrated dishwasher, central island with breakfast bar, parquet effect Karndean flooring, cabinet access to door to utility and aluminium double glazed bi-folding doors to rear.

### Utility

8'11 x 4'3 (2.72m x 1.30m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, coving, spotlights, parquet effect Karndean flooring, hardwood door to garage and UPVC double glazed frosted door to rear.

### Garage

15'8 x 9'8 (4.78m x 2.95m)

Power, lighting and up and over garage door.

## First Floor

### Landing

10'6 x 6'1 (3.20m x 1.85m)

UPVC double glazed frosted window, loft access, solid oak doors leading to three bedrooms and shower room.

### Bedroom One

14'1 x 9'3 (4.29m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

10'10 x 10'6 (3.30m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobe and TV unit.

### Bedroom Three

9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Shower Room

10'1 x 5'7 (3.07m x 1.70m)

UPVC double glazed frosted window with fitted shutters, central heating radiator, walk-in double direct feed shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights and granite effect flooring.

### External

#### Rear

Enclosed wraparound garden with Indian stone paving, block paving, UPVC double glazed pergola with tiled roof, access to summerhouse and double gates for additional parking.

#### Summerhouse

17'4 x 8'6 (5.28m x 2.59m)

Electric heater, power, spotlights, integrated bar, wood effect laminate flooring and aluminium double glazed bi-folding entrance doors.

#### Front

Gated block paved driveway and bedding.



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