



Fettler Close

Swinton

Miller Metcalfe
Every step of the way

Fettler Close

Swinton

Detached

 5

 2

EPC Rating - To be confirmed

*** Simply Must Be Viewed - Wonderful Individual Extended Detached Family Home, Five Good Sized Bedrooms (Master with its own Luxury En-Suite), Four Superb and Versatile Reception Rooms, Stunning Modern Fitted Kitchen With Integrated Appliances, Splendid Corner Plot with Private Landscaped Gardens, Extensive Driveway Parking and Garage, Highly Sought After and Convenient Location, Internal Viewing A Must ***

Situated in the popular area of Swinton on the outskirts of Manchester, this spectacular detached home of the highest calibre must be viewed to be fully appreciated. Nestled within a generous, private and mature plot, this wonderful, detached home features exceptionally well proportioned and versatile living space that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated.

Having been extended and then significantly renovated throughout, this fantastic property offers an ideal home for a growing family looking for something a little bit special.

The exceptionally well proportioned and highly versatile living space comprises an inviting entrance hall, principal lounge, separate sitting room, a spectacular open plan fitted living kitchen with a host of integrated appliances offering more than enough room for cooking, dining and relaxing making it ideal for modern lifestyles, substantial conservatory, fabulous family/games room, utility area and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master with its own luxury en-suite facilities) plus a three-piece principal bathroom can be found. A further bedroom accessed via a separate set of stairs from the utility room can be found which completes the internal living space.

The property is situated within a generous, mature corner plot, being garden fronted with a large driveway which in addition to a garage, offers ample off-road parking. To the rear and side, a further wonderful mature and private garden with well stocked and maintained shrub and floral displays can be found, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is highly sought after, providing excellent and varied access via major transport links into Swinton, Worsley, Manchester City Centre, Salford Quays, Media City and across the Northwest, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

Rarely do homes of this size and calibre come to the market and are rarely available to buy for long. As such an early internal inspection is strongly advised to avoid disappointment.

• TENURE
Leasehold
999 Year Lease - 961 Years Remaining
Start Date - 05.03.1987 - End Date - 06.03.2986

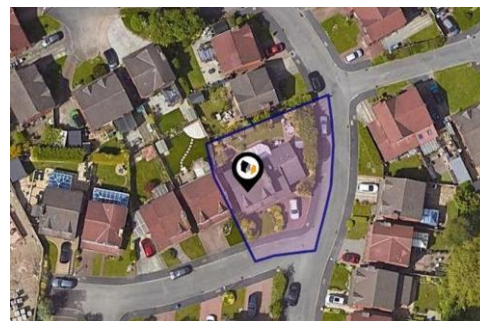
• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

• GROUND RENT
To Be Confirmed

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,452 Per Year

• FLOOD RISK
Very Low

• BROADBAND
Basic - 17 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

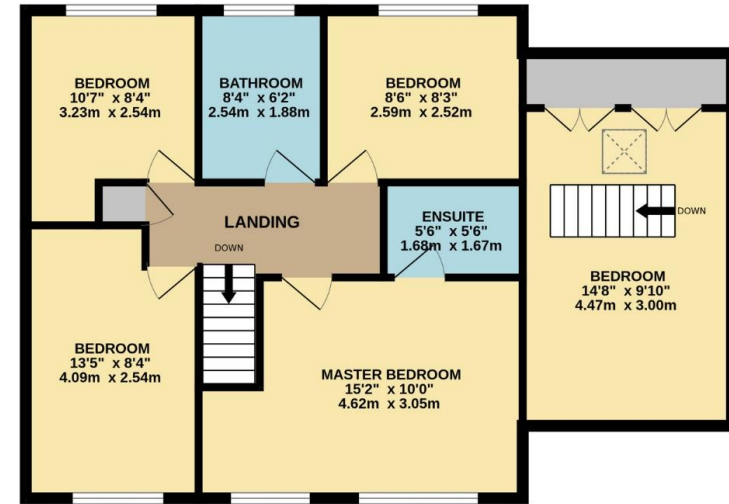




GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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.