

Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Lawefield Crescent, Manchester, M27 6WN

Offers Over £250,000

AN IDYLIC SEMI DETACHED TRUE BUNGALOW

Nestled in the sought-after area of Lawefield Crescent, Clifton, Swinton, this charming semi-detached true bungalow presents an exceptional opportunity for those seeking a modern and comfortable home. Set on an impressive plot, the property boasts ample off-road parking and a detached storage garage, ensuring convenience and practicality for everyday living.

As you step inside, you will be greeted by a bright and airy open-plan living space, perfect for both relaxation and entertaining. The contemporary kitchen is fitted with modern appliances, making it a delightful space for culinary enthusiasts. The bungalow features two generously sized double bedrooms, providing ample space for a small family or couple.

The interior is tastefully decorated in neutral tones, allowing for a seamless blend of style and comfort. Outside, the beautifully tiered gardens offer a tranquil retreat, complete with enviable views that enhance the overall appeal of the property.

This delightful bungalow is situated within a popular estate, making it an ideal choice for those looking to settle in a friendly community. With its modern fittings and inviting atmosphere, this home is truly not to be missed. Whether you are a small family or a couple, this property offers the perfect blend of comfort and convenience in a desirable location.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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- Two Bedroom Semi Detached True Bungalow
 - Beautiful Tiered Gardens With Views
 - Ample Off Road Parking And Detached Garage
 - Tenure - Freehold
- Open Plan Living Accommodation
 - Well Presented Throughout
 - EPC Rating - C
- Modern Fitted Kitchen
 - Sought After Residential Estate
 - Council Tax Band - C

Entrance
UPVC double glazed sliding door to porch.

Porch
6'10 x 3'11 (2.08m x 1.19m)
UPVC double glazed frosted door to reception room.

Reception Room
19'9 x 17'10 (6.02m x 5.44m)
Two UPVC double glazed windows, central heating radiator, two feature wall lights, storage cupboard, television point, wood effect laminate flooring, oak double doors to kitchen, oak door to hall.

Kitchen
11'11 x 8'9 (3.63m x 2.67m)
Two UPVC double glazed windows, central heating radiator, panelled wall and base units, wood effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric high rise oven with four ring induction hob and extractor hood, integrated fridge freezer, coving, extractor fan, wood effect lino flooring.

Hall
3'8 x 3'2 (1.12m x 0.97m)
Loft access, oak doors to two bedrooms and bathroom.

Bedroom One
11'4 x 9'10 (3.45m x 3.00m)
Inset UPVC double glazed bay window, central heating radiator.

Bedroom Two
8'9 x 8'3 (2.67m x 2.51m)
Inset UPVC double glazed window bay window, central heating radiator, coving, wood effect laminate flooring.

Bathroom
6'1 x 5'8 (1.85m x 1.73m)
UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with direct feed rainfall shower and mixer tap, PVC panelled elevations, spotlights, extractor fan, lino flooring.

External

Garage
12'7 x 7'9 (3.84m x 2.36m)

Storage
7'9 x 6'3 (2.36m x 1.91m)

Front
Brick block driveway, laid to lawn garden, mature shrubbery, bedding areas.

Rear
Laid to lawn garden, paving areas, bedding areas, trees, mature shrubbery, barked park area.



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