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## 2 Anson Road South Swinton Manchester M27 5GZ

### £495,000

INDIVIDUALLY BUILT DETACHED FAMILY HOME! HOME ESTATE AGENTS are privileged to offer for sale this individually designed and constructed five bedroom detached family home. Offering a bespoke and modern property located in a popular South Swinton setting. The spacious accommodation offers hallway, entrance W/C, study, lounge, open plan modern kitchen which then opens up to a further family area complete with multi fuel burner, conservatory, utility room with access to the integral single garage, shaped landing, FIVE Bedrooms, master is also complete with a walk in dressing area and en-suite and a modern and stunning four piece fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a gated driveway to the front with access to the integral garage whilst to the rear there is a lawn garden with paved patio area. A MUST SEE! Call HOME On 01617898383 to arrange your viewing!

- INDIVIDUALLY BUILT DETACHED
- Study room
- Conservatory
- Gated driveway and gardens!
- Bespoke designed family home
- Lounge
- Utility room
- Hallway with W/C
- Open plan kitchen/diner with further family room
- En-Suite and dressing room to master bedroom



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Registered Address: 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553



#### Hallway

Composite door to front, stairs to first floor, under stairs storage, wood effect tiled flooring and single panel radiator.

#### Downstairs W/C 7'2 x 3'2 (2.18m x 0.97m)

Fitted with a low level W/C and wall mounted wash hand basin. Single panel radiator and wood effect tiled flooring.

#### Lounge 12'4 x 11'1 (3.76m x 3.38m)

uPVC double glazed window to front, double panel radiator, television point and ceiling spotlights.

#### Office 8'9 x 7'4 (2.67m x 2.24m)

uPVC double glazed window to front, wood effect tiled flooring and single panel radiator.

#### Open plan kitchen 14'5 x 13'8 (4.39m x 4.17m)

Fitted with wall and base units, granite worktops, "Belfast" sink, space for fridge freezer, "Range" style freestanding cooker, built in wine fridge, tiled to completion, wood effect tiled flooring and ceiling spotlights. uPVC double glazed window to rear, access to the utility room and open plan with the sitting room.

#### Open plan sitting room 16'1 x 12'1 (4.90m x 3.68m)

Wooden flooring, double doors to the conservatory, tiled flooring, feature radiator ceiling spotlights and multi fuel log burner.

#### Conservatory 12'1 x 10'1 (3.68m x 3.07m)

uPVC double glazed windows to three sides, doors to rear garden, tiled flooring and double panel radiator.

#### Utility room 8'4 x 6'5 (2.54m x 1.96m)

Fitted wall and base units, roll edge worktops, space for washing machine, sink unit, wood effect tiled flooring, door to side, door to garage, ceiling spotlights and double panel radiator.

#### Shaped landing

Ceiling spotlights and loft access.

#### Bedroom One 15'2 x 12'5 (4.62m x 3.78m)

uPVC double glazed window to front, double panel radiator and ceiling spotlights.

#### Dressing room 5'5 x 5'0 (1.65m x 1.52m)

Fitted with railings and shelving and ceiling spotlights.

#### En-Suite 9'0 x 2'8 (2.74m x 0.81m)

Fitted with a three piece shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Tiled to complement, extractor fan and ceiling spotlights.

#### Bedroom Two 12'5 x 8'9 (3.78m x 2.67m)

uPVC double glazed window to rear, double panel radiator, wood effect flooring and ceiling spotlights.

#### Bedroom Three 11'8 x 10'5 (3.56m x 3.18m)

uPVC double glazed window to front, wood effect flooring and single panel radiator.

#### Bedroom Four 16'8 x 8'3 (5.08m x 2.51m)

Velux window, wood effect flooring, double panel radiator, ceiling spotlights and storage in the eaves.

#### Bedroom Five 11'7 x 6'0 (3.53m x 1.83m)

uPVC double glazed window to rear and single panel radiator.

#### Bathroom 8'8 x 7'3 (2.64m x 2.21m)

Fitted with four piece bathroom suite comprising low level W/C, pedestal wash hand basin, shower cubicle and panelled bath. Tiled to complement, ceiling spotlights and uPVC double glazed window to rear.

#### Garage 20'9 x 8'7 (6.32m x 2.62m)

Wall mounted gas central heating boiler and up and over door to front. Access to the utility room.

#### Tenure

We are advised that the property is leasehold. The term of the lease granted was 999 years commencing 1935. We are advised that there is an annual ground rent payable of approx £4.50 per annum.

#### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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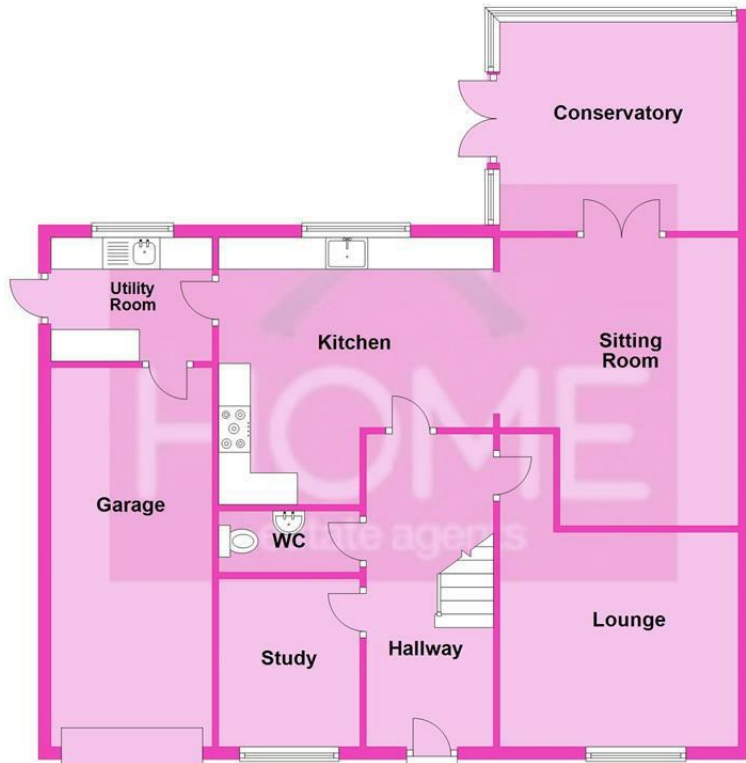


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### Ground Floor

Approx. 100.6 sq. metres (1083.1 sq. feet)



### First Floor

Approx. 79.0 sq. metres (850.7 sq. feet)



Total area: approx. 179.7 sq. metres (1933.8 sq. feet)

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			
England & Wales		72	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		70	75
		EU Directive 2002/91/EC	

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