



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 77      | 81        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bolbury Crescent, Swinton, M27 8AX

### £300,000

A WONDERFUL FAMILY HOME SET OVER THREE FLOORS

Welcome to this modern four-bedroom townhouse located on Bolbury Crescent in the desirable area of Swinton, Manchester. This impressive property is set over three floors, providing ample space for family living. The spacious main bedroom occupies the entire second floor, offering a private retreat complete with an ensuite shower room and fitted storage, ensuring both comfort and convenience.

The interior boasts neutral decor throughout, presenting a blank canvas that allows you to move in effortlessly or make cosmetic updates to suit your personal style. The low-maintenance exteriors are an added benefit, making it easy to care for the property while you enjoy your new home.

For those with vehicles, the property features a driveway that provides off-road parking, along with a single garage for additional storage or parking needs. Nestled in a popular location, this townhouse offers excellent access to nearby amenities, schools, and commuter routes, making it an ideal choice for families and professionals alike.

This property presents a wonderful opportunity to secure a modern home in a sought-after area. Don't miss your chance to view this exceptional townhouse and envision the lifestyle it can offer.

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# Bolbury Crescent, Swinton, M27 8AX

## £300,000

 4  2  1  C

- Tenure Freehold
  - Off Road Parking
  - Viewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band D
  - Four Well Proportioned Bedrooms
  - Low Maintenance Exteriors
- EPC Rating C
  - Ideal Family Home
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

15'11 x 6'7 (4.85m x 2.01m)

Central heating radiator, coving, smoke alarm, stairs to first floor, doors to reception room, kitchen and WC.

#### Kitchen

14'1 x 9'4 (4.29m x 2.84m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate work top, oven, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine and dishwasher, coving and tiled floor.

#### WC

5'7 x 3'2 (1.70m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, fuse box, part tiled elevation and tiled floor.

#### Reception Room

16'2 x 11'6 (4.93m x 3.51m)

UPVC double glazed window, central heating radiator, coving and UPVC double glazed French doors to conservatory.

#### Conservatory

14'8 x 9'4 (4.47m x 2.84m)

UPVC double glazed windows, UPVC double glazed pitched roof, central heating radiator, partial wood clad elevation, tiled floor, UPVC double glazed French doors to rear and UPVC door to drive.

### First Floor

#### Landing

Smoke alarm, coving, stairs to second floor, doors to bathroom, airing cupboard with boiler, storage and doors to three bedrooms.

#### Bedroom Two

11'1 x 9'4 (3.38m x 2.84m)

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

#### Bedroom Three

10'6 x 9'4 (3.20m x 2.84m)

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

#### Bedroom Four

7'9 x 6'7 (2.36m x 2.01m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

### Bathroom

6'6 x 5'7 (1.98m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan and tiled floor.

### Second Floor

#### Landing

Central heating radiator, smoke alarm, coving and door to bedroom one.

#### Bedroom One

20'6 x 10'7 (6.25m x 3.23m)

UPVC double glazed dormer window, Velux window, two central heating radiators, coving, fitted wardrobes and door to en suite.

#### En Suite

8'1 x 7'6 (2.46m x 2.29m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, part tiled elevation, extractor fan and tiled floor.

### External

#### Rear

Laid to lawn garden and paving.

#### Front

Bedding areas, driveway for off road parking for two vehicles parked in tandem and leading to a single garage.



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