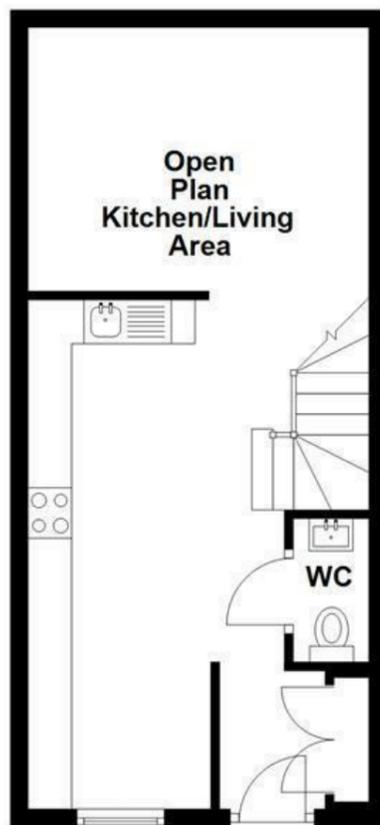
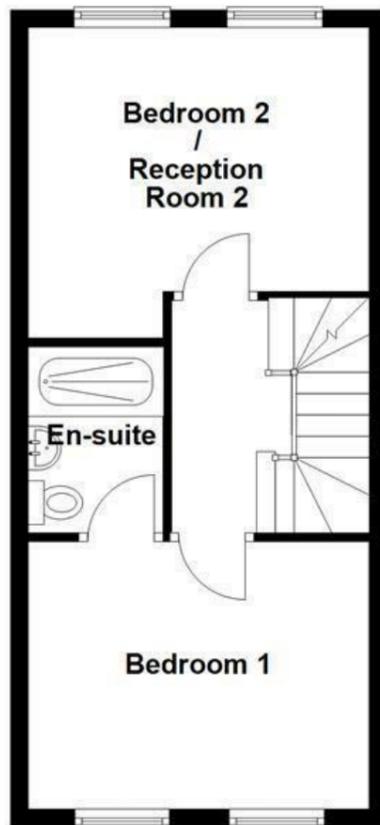


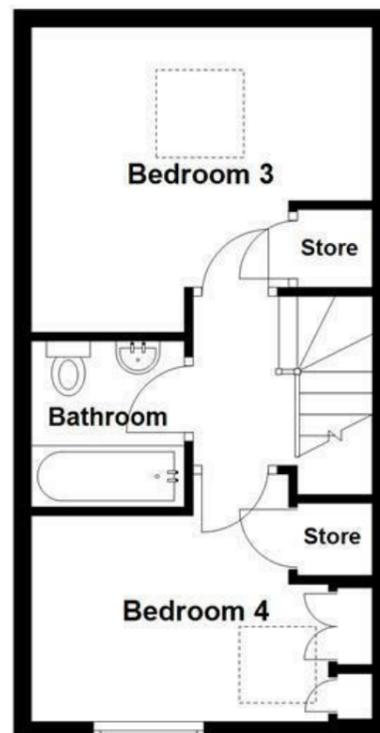
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(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.

## Holden Drive, Manchester, M27 4FQ

### £300,000

#### AN ENVIABLE FAMILY HOME

Welcome to this outstanding mid-terraced house located on Holden Drive in the desirable area of Swinton, Manchester. This impressive property spans three floors and has been meticulously updated to the highest standard, showcasing immaculate presentation and an abundance of space that is sure to impress.

Inside, you will find three generously sized double bedrooms, providing ample room for family living or guests. The property boasts modern fixtures and fittings throughout, ensuring a contemporary feel. The two well-appointed bathrooms add convenience for busy households, while the enviable open-plan kitchen and living space creates a perfect environment for entertaining or relaxing with loved ones.

The stylish interiors are complemented by a double driveway, offering off-road parking, and a low-maintenance garden that provides a private outdoor retreat. This home is situated within an attractive estate, enhancing its appeal.

Convenience is key, as this property is ideally located close to various bus routes, local schools, and essential amenities. Additionally, it offers excellent access to major motorway links, making commuting to Manchester and Salford effortless.

# Holden Drive, Manchester, M27 4FQ

£300,000



- Stunning Townhouse Property
- Modern Fitted Kitchen
- Allocated Off Road Parking
- EPC Rating C
- Four Bedrooms
- Open Plan Living
- Tenure Leasehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band C

## Ground Floor

### Open Plan Kitchen/Living Area

33'1 x 12'10 (10.08m x 3.91m)

Composite double glazed frosted front door, UPVC double glazed window, three central heating radiators, range of high gloss wall and base units with granite effect work surfaces and splashback, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, dryer and dishwasher, television point, storage cupboard, smoke detector, part tiled flooring, door to WC and UPVC double glazed French doors to rear.

### WC

5'5 x 2'10 (1.65m x 0.86m)

Central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, extractor fan and tiled effect lino flooring.

## First Floor

### Landing

8'9 x 7'5 (2.67m x 2.26m)

Central heating radiator, smoke detector, doors leading to two bedrooms and stairs to second floor.

### Bedroom One

12'10 x 10'0 (3.91m x 3.05m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

### En Suite

7'0 x 5'1 (2.13m x 1.55m)

Central heating radiator, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and tiled effect lino flooring.

### Bedroom Two/Reception Room Two

12'10 x 11'7 (3.91m x 3.53m)

Two UPVC double glazed windows, central heating radiator and television point.

## Second Floor

### Landing

6'6 x 5'10 (1.98m x 1.78m)

Central heating radiator, loft access, smoke detector, doors leading to two bedrooms and bathroom.

### Bedroom Three

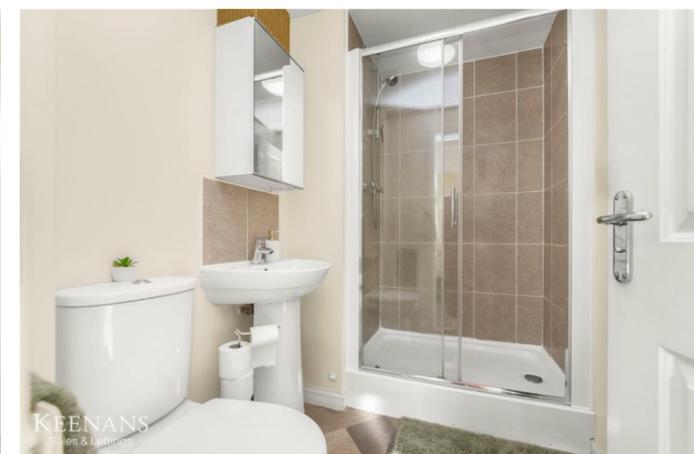
12'10 x 11'5 (3.91m x 3.48m)

Velux window, central heating radiator and storage cupboard.

### Bedroom Four

12'10 x 9'3 (3.91m x 2.82m)

UPVC double glazed window, Velux window, central heating radiator, fitted wardrobes and over stairs storage.



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