



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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	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.



Heathfield Drive, Manchester, M27 5LW

Offers Over £230,000

AN ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

Offering spacious rooms throughout, neutral decoration and low maintenance gardens, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Swinton. With three generously sized bedrooms, added garden room and a fantastic ground floor extension, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The reception room leads on to a garden room. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom. Externally, there is a low maintenance garden to the rear with decking, artificial lawn and wood chip areas. To the front there is an artificial lawn with paving areas.

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

Heathfield Drive, Manchester, M27 5LW

Offers Over £230,000



- Impressive Semi Detached Property
- Spacious Rooms
- On Street Parking
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Low Maintenance Gardens
- Sought After Location
- Council Tax Band B

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

7'8 x 6'10 (2.34m x 2.08m)

UPVC double glazed window, central heating radiator, oak doors to the reception room, kitchen and staircase to the first floor.

Reception Room One

17'7 x 11 (5.36m x 3.35m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, UPVC double glazed French doors to the garden room.

Garden Room

10'5 x 7'9 (3.18m x 2.36m)

UPVC double glazed window, polycarbonate roof, three feature wall lights, wood effect laminate flooring, UPVC double glazed patio doors to the rear.

Kitchen

18'6 x 7'8 (5.64m x 2.34m)

UPVC double glazed window, central heating radiator, a range of green granite effect wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, space for a double oven with a four ring gas hob , integrated extractor hood, space for fridge and freezer, plumbing for washing machine and dryer, spotlights, under stairs storage, tiled effect lino, UPVC double glazed frosted door to the rear.

First Floor

Landing

9'11 x 3'10 (3.02m x 1.17m)

UPVC double glazed frosted window, loft hatch, oak doors to three bedrooms and bathroom.

Bedroom One

11 x 9'6 (3.35m x 2.90m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11 x 8'10 (3.35m x 2.69m)

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

Bedroom Three

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

UPVC double glazed window, central heating radiator, picture rail, wood effect laminate flooring.

Bathroom

7'9 x 6 (2.36m x 1.83m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with electric feed shower, tiled elevations, spotlights, tiled effect lino flooring.

External

Front

Garden with paving and artificial lawn.

Rear

Enclosed garden with decking and artificial lawn.



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