



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Brook Avenue, Manchester, M27 5WG

Offers Over £290,000

STUNNING THREE-BEDROOM SEMI-DETACHED FAMILY HOME - SOLD WITH NO CHAIN DELAY

Located on the charming Brook Avenue in Swinton, Manchester, this fantastic three-bedroom semi-detached house presents an ideal opportunity for families seeking a modern and comfortable home. With a spacious driveway accommodating up to three cars, parking will never be a concern.

Upon entering, you are welcomed into an open-plan living area that exudes warmth and style, featuring a cosy log burner that adds a touch of charm during the colder months. The modern kitchen diner is equipped with fitted appliances, making it a perfect space for both cooking and entertaining. The stylish decor throughout the property enhances its appeal, creating an inviting atmosphere.

The ground floor also boasts a convenient downstairs WC, adding to the practicality of the layout. Upstairs, you will find three generously sized double bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is well-appointed, ensuring comfort for all members of the household.

The large landscaped garden is a standout feature, providing a serene outdoor space for children to play or for hosting summer gatherings. The decked patio area is perfect for alfresco

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Offers Over £290,000



- Exquisite Semi Detached Property
- Three Bedrooms
- Four Piece Bathroom Suite
- Modern Fitted Kitchen
- Open Plan Living
- Presented to Highest Standard Throughout
- Off Road Parking
- Tenure Freehold
- Council Tax Band A
- EPC Rating D

Ground Floor

Entrance Hall

11'4 x 11'4 (3.45m x 3.45m)

Composite double glazed frosted front door, central heating radiator, smoke detector, tiled flooring, doors leading to WC, open plan kitchen/living area and stairs to first floor.

WC

4'7 x 3'6 (1.40m x 1.07m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

Open Plan Kitchen/Dining/Living Area

24'2 x 22'3 (7.37m x 6.78m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, ceramic sink and drainer with mixer tap, Beko range cooker with five ring gas hob, integrated extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, cast iron log burner with tiled hearth and wooden mantel, part tiled flooring, part wood effect laminate flooring, UPVC double glazed door to rear and UPVC double glazed French doors to rear.

First Floor

Landing

12'9 x 11'5 (3.89m x 3.48m)

UPVC double glazed window, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

14'2 x 11'0 (4.32m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'6 x 10'5 (3.51m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'0 x 9'0 (3.35m x 2.74m)

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

Bathroom

8'5 x 7'11 (2.57m x 2.41m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed, panel bath with jets and mixer tap, spotlights, tiled elevations and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, decking and stone chippings.

Front

Tarmac driveway and stone chippings.



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