


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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Collingwood Drive, Swinton, M27 5LF

£290,000

SUPERB FAMILY HOME IN SWINTON

Nestled in the desirable area of Collingwood Drive, Swinton, Manchester, this charming house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an open plan living room that seamlessly flows into a spacious dining area, creating an inviting atmosphere ideal for both relaxation and entertaining. The well-equipped kitchen is bathed in natural light, making it a delightful space for culinary pursuits.

The property boasts two generously sized double bedrooms on the upper floor, providing ample space for rest and relaxation. Additionally, there is a versatile third bedroom that can easily serve as a home office, catering to the needs of today's remote workers or those seeking a quiet study area.

Outside, the enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. The front of the property features off-road parking, ensuring convenience for you and your guests. Furthermore, the inclusion of an EV charging point highlights the property's modern amenities, making it an excellent choice for electric vehicle owners.

This delightful home is not only well-appointed but also situated in a friendly neighbourhood, making it an ideal choice for families or professionals alike. With its thoughtful design and practical features, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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Collingwood Drive, Swinton, M27 5LF

£290,000

 **3**  **1**  **1**  **D**

- Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Modern Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Enclosed laid to lawn garden and paving.

Hall

9'4 x 7'8 (2.84m x 2.34m)

Composite double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, under stairs storage, tile effect flooring, stairs to first floor and doors to reception room and kitchen.

Reception Room

17'5 x 10'10 (5.31m x 3.30m)

UPVC double glazed window, central heating radiator, coving, integrated storage, TV point, wood effect flooring and open access to kitchen.

Kitchen

18'11 x 9'4 (5.77m x 2.84m)

UPVC double glazed window, two Velux windows, upright central heating radiator, central heating radiator, spotlights, high gloss wall and larder units, quartz worktops, tiled splash back, one and half bowl stainless steel sink with mixer tap and draining ridges, integrated double oven in high rise unit, five burner gas hob, extractor hood, integrated fridge freezer, wine cooler, breakfast bar, integrated boiler, tile effect floor and UPVC double glazed French doors to rear.

First Floor

Landing

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

UPVC double glazed frosted window and doors to three bedrooms and bathroom.

Bedroom One

10'10 x 9'5 (3.30m x 2.87m)

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

Bedroom Two

10'11 x 7'8 (3.33m x 2.34m)

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

Bedroom Three

7'7 x 7'7 (2.31m x 2.31m)

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

Bathroom

7'7 x 5'10 (2.31m x 1.78m)

UPV double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted vanity top wash basin with mixer tap, L shape panel bath with mixer tap and direct feed shower over, tiled elevation and tile effect floor.

External

Front

Block paved drive and EV charge point.

Rear



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