



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

Warren Drive, Swinton, M27 0EA

£325,000

AN ENVIABLE TOWNHOUSE PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and located within a quiet and picturesque location, this impressive three bedroom townhouse property is being proudly welcomed to the market in the sought after location of Swinton. With off road parking, two bathrooms and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Salford, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway guides you through to a contemporary fitted dining kitchen, shower room and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to a spacious reception room, double bedroom and houses a staircase to the second floor. The second floor benefits from two bedrooms and a family bathroom. Externally there is an enclosed paved garden to the rear which is not overlooked and a double driveway to the front.

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

Warren Drive, Swinton, M27 0EA

£325,000

 3  2  1  C

- Exceptional Townhouse Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

10'3 x 7'3 (3.12m x 2.21m)

UPVC double glazed frosted window, central heating radiator, spotlights, smoke alarm, tiled flooring, doors to shower room, dining kitchen and stairs to first floor.

Shower Room

7'3 x 2'11 (2.21m x 0.89m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Kitchen/Dining Area

13'6 x 13'3 (4.11m x 4.04m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with granite effect worktops, tiled splashback, stainless steel sink with high spout mixer tap, integrated electric oven with four ring gas hob and extractor fan, integrated microwave, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, space for dryer, under stairs storage, spotlights, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10' x 5'11 (3.05m x 1.80m)

UPVC double glazed window, spotlights, smoke alarm, wood effect laminate flooring, doors to reception room, bedroom two and stairs to second floor.

Reception Room

13'3 x 10'6 (4.04m x 3.20m)

UPVC double glazed window, central heating radiator, TV point, wood effect laminate flooring and UPVC double glazed French doors to Juliet balcony.

Bedroom Two

10' x 7'4 (3.05m x 2.24m)

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

Second Floor

Landing

6'6 x 2'10 (1.98m x 0.86m)

Spotlights, smoke alarm, wood effect laminate flooring, doors to two bedrooms and bathroom.

Bedroom One

10'4 x 10'2 (3.15m x 3.10m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, over stairs storage and wood effect laminate flooring.

Bedroom Three

10'6 x 6'8 (3.20m x 2.03m)

UPVC double glazed window, central heating radiator, spotlights, loft access and wood effect laminate flooring.

Bathroom

6'6 x 7'1 (1.98m x 2.16m)

Velux window, central heating towel rail, tiled panel bath with mixer tap and overhead direct feed shower, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed paved garden.

Front

Driveway for off road parking.

