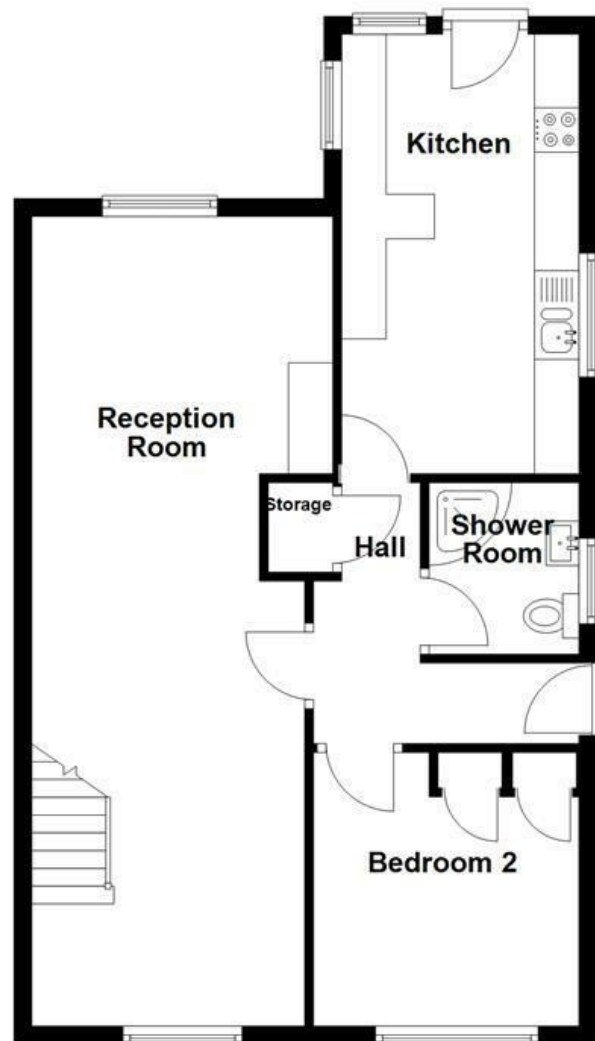


Ground Floor



First Floor



Chelford Drive, Manchester, M27 9HJ

£220,000

AN ENVIABLE SEMI DETACHED DORMER BUNGALOW

Nestled on the charming Chelford Drive in Swinton, Manchester, this exceptional two-bedroom semi-detached dormer bungalow is a true gem. Beautifully presented and meticulously maintained, the property boasts a neutral décor that creates a warm and inviting atmosphere. With an abundance of storage space, it is ideal for those seeking practicality alongside comfort.

The open-plan living area is perfect for both relaxation and entertaining, while the contemporary fitted kitchen adds a modern touch to the home. This property features two well-appointed bathrooms, ensuring convenience for all residents. The gardens, both front and rear, provide delightful outdoor spaces, perfect for enjoying the fresh air or cultivating your own green oasis. Notably, the rear garden is not overlooked, offering a sense of privacy and tranquillity.

With off-road parking available, this bungalow is not only functional but also offers ease of access. The property is presented with no chain delay, making it an attractive option for those looking to move swiftly into their new home. As a complete blank canvas, it invites you to add your personal touch and truly make it your own.

Conveniently located, this home is close to local schools, bus routes, and various amenities, ensuring that everything you need is within easy reach. Additionally, excellent transport links to Manchester, Salford, and major motorways make commuting a breeze. This property is a perfect choice for small families or couples seeking a delightful home in a vibrant community. Do not miss the opportunity to view this remarkable

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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.

Chelford Drive, Manchester, M27 9HJ

£220,000

 **2**  **1**  **1**  **E**

- Tenure Freehold
 - Off Road Parking With Drive
 - Ideal Home For A Small Family Or Couple Wishing To Downsize
 - Sought After Location
- Council Tax Band B
 - Viewing Essential
 - Fitted Kitchen
- EPC Rating E
 - Abundance Of Storage Space
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed leaded door to hall.

Hall

9'10 x 9'9 (3.00m x 2.97m)

Central heating radiator, coving, meter cupboard, dado rail, storage cupboard, wood effect laminate floor, doors to reception room, kitchen, bedroom two and shower room.

Reception Room

29'11 x 10'1 (9.12m x 3.07m)

Two UPVC double glazed windows, two central heating radiators, picture rail, electric fire with granite effect hearth and surround, television point and stairs to first floor.

Kitchen

16'3 x 8'8 (4.95m x 2.64m)

Three UPVC double glazed windows, central heating radiator, range of gloss wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, integrated fridge freezer, plumbed for washing machine, space for fridge, breakfast bar, wood clad to ceiling, tiled floor and UPVC double glazed door to rear.

Bedroom Two

10'2 x 9'9 (3.10m x 2.97m)

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

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, PVC to ceiling, extractor fan and tiled floor.

First Floor

Landing

9'11 x 2'8 (3.02m x 0.81m)

Smoke alarm, dado rail, door to bedroom one.

Bedroom One

14'1 x 11'7 (4.29m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobe, two storage rooms and door to en suite.

En Suite

6'3 x 5'9 (1.91m x 1.75m)

Central heating radiator, low flush WC, electric feed walk in shower, wall mounted wash basin, wood panel elevation, tiled elevation, extractor fan and hard wood floor.

Storage One

8'5 x 2'9 (2.57m x 0.84m)

Storage Two

17'3 x 8' (5.26m x 2.44m)

Worcester boiler.

External

Enclosed garden with paving, stone chip, bedding areas, artificial lawn and timber storage shed.

Front

Stone chip garden with bedding areas and off road parking.



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