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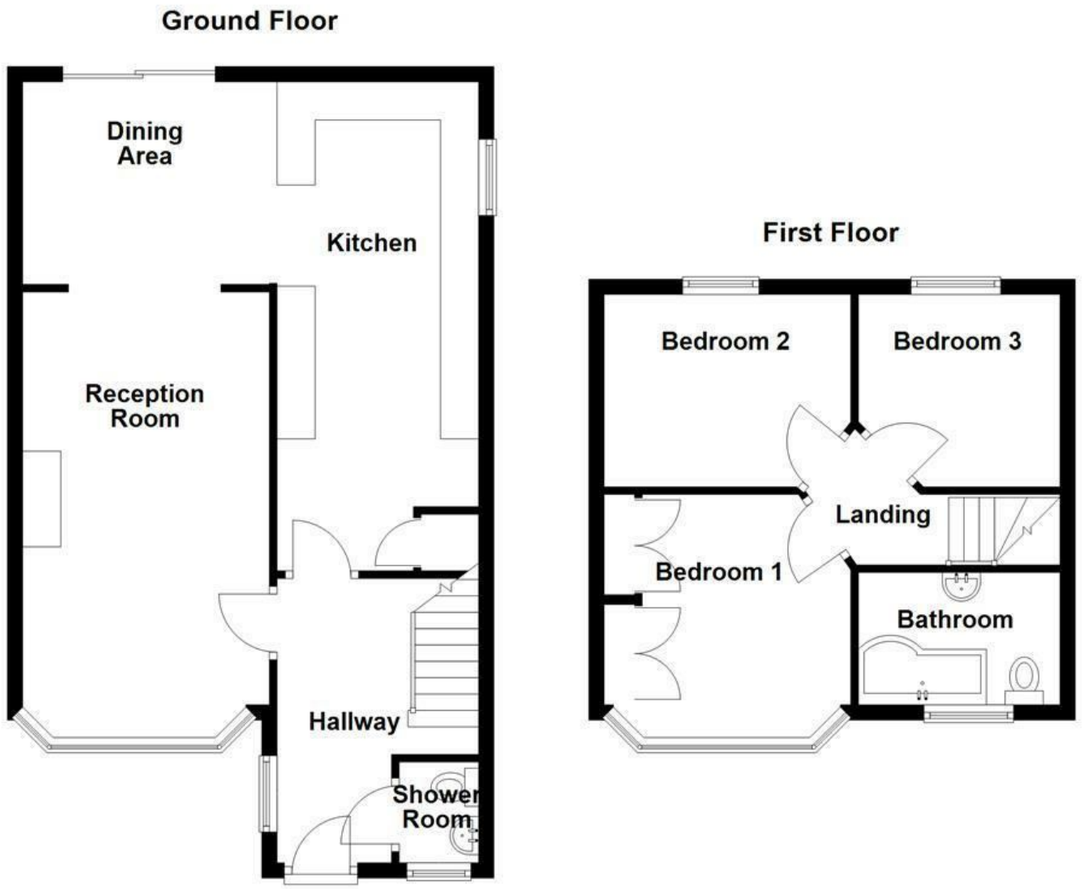


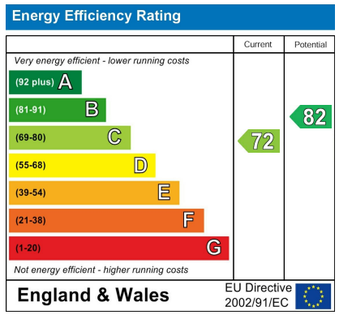

# Burford Drive, Swinton, M27 9TZ

## Offers Over £250,000

Nestled in the charming area of Burford Drive, Swinton, Manchester, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Upon entering the ground floor, you will find a convenient WC, perfect for guests. The kitchen is designed with functionality in mind, providing a welcoming space for culinary creations. Adjacent to the kitchen, the dining area is ideal for family meals and entertaining friends. The reception room is a lovely spot to relax, featuring plenty of natural light that creates a warm and inviting atmosphere.

Venturing upstairs, you will discover three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed to cater to the needs of the household.

One of the standout features of this property is the charming summer house located in the rear garden. This versatile space can be transformed into a home office, a playroom, or simply a tranquil spot to enjoy the outdoors. The driveway provides convenient off-road parking, adding to the practicality of this lovely home.

In summary, this semi-detached house on Burford Drive is a wonderful blend of comfort and convenience, making it an ideal choice for those seeking a welcoming family home in a desirable location. Don't miss the chance to make this property your own.

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.

113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

# Burford Drive, Swinton, M27 9TZ

## Offers Over £250,000

3 2 2 C

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Open Plan Dining Kitchen
- Front & Rear Gardens
- Council Tax Band C

## Ground Floor

### Entrance Hallway

12'3 x 7'7 (3.73m x 2.31m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, stairs to the first floor and doors to shower room, reception room and kitchen.

### Reception Room

17'9 x 10'7 (5.41m x 3.23m)

UPVC double glazed bay window, two central heating radiators, television point and open to the dining kitchen.

### Dining Area

10'7 x 8'8 (3.23m x 2.64m)

Open to the kitchen and UPVC double glazed sliding doors to the rear.

### Kitchen

21' x 8'8 (6.40m x 2.64m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, one and a half bowl sink with drainer and mixer tap, oven in a high rise unit, gas hob, extractor hood, integrated dishwasher and fridge freezer, plumbing for washing machine, spotlights and UPVC double glazed frosted door to the side elevation.

### Shower Room

4'4 x 3'4 (1.32m x 1.02m)

UPVC double glazed window, dual flush WC, vanity top wash basin, direct feed shower unit, illuminated mirror and spotlights.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

10'9 x 9' (3.28m x 2.74m)

UPVC double glazed bay window and central heating radiator.

### Bedroom Two

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'8 x 7'7 (2.34m x 2.31m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'5 x 5'8 (2.26m x 1.73m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead and tiled elevations.

## External

### Front

Indian stone paved driveway providing off road parking.

### Rear

Laid to lawn garden with paving and a summer house with power and light.

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