



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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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## Ashdown Drive, Swinton, M27 5LG

### Offers Over £280,000

#### EXCEPTIONAL SEMI DETACHED FAMILY HOME

Situated in the desirable area of Ashdown Drive, Swinton, this exceptional semi-detached property boasts immaculate presentation throughout. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property features two bathrooms, including a convenient shower room located on the ground floor, ensuring comfort and practicality for everyday living.

As you enter, you are greeted by a spacious reception room that seamlessly flows into a contemporary fitted dining kitchen. This open-plan layout is ideal for entertaining and family gatherings, while the added utility room provides extra storage and functionality.

The good-sized rear garden offers a private outdoor space, perfect for relaxation or play, and is complemented by a detached garage, providing additional storage or workshop options. The shared driveway at the front of the property ensures convenient off-road parking for one vehicle.

This home is not only beautifully presented but also offers a blend of modern living and practical features, making it a wonderful choice for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this stunning property your new home.

# Ashdown Drive, Swinton, M27 5LG

## Offers Over £280,000



- Exceptional Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Open Plan Living
- Tenure Freehold
- Two Bathrooms
- Enclosed Garden to Rear
- Council Tax Band B

### Ground Floor

#### Entrance Hall

7'9 x 6'7 (2.36m x 2.01m )

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, picture rail, doors leading to reception room, shower room and stairs to first floor.

#### Shower Room

7'8 x 5'11 (2.34m x 1.80m)

UPVC double glazed frosted window, central heated towel, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback, corner direct feed shower enclosed, spotlights, extractor fan, partially tiled elevations, under stairs storage and tiled flooring.

#### Reception Room

17'6 x 10'9 (5.33m x 3.28m)

UPVC double glazed bay window, central heating radiator, electric fire with wooden mantel, television point and open to kitchen/dining area.

#### Kitchen/Dining Area

16'11 x 9'10 (5.16m x 3.00m)

UPVC double glazed window, two Velux windows, two central heating radiators, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, tiled flooring, UPVC double glazed French doors to rear and open to utility.

#### Utility

7'8 x 4'1 (2.34m x 1.24m)

Wall and base units with laminate work surfaces, plumbing for washing machine, plumbing for dishwasher, boiler enclosed and tiled flooring.

### First Floor

#### Landing

4'6 x 3'8 (1.37m x 1.12m)

UPVC double glazed frosted window, picture rail, doors leading to three bedrooms and bathroom.

#### Bedroom One

10'10 x 9'6 (3.30m x 2.90m)

UPVC double glazed bay window and central heating radiator.

#### Bedroom Two

10'10 x 7'9 (3.30m x 2.36m)

UPVC double glazed bay window and central heating radiator.

#### Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

UPVC double glazed bay window and central heating radiator.

#### Bathroom

7'9 x 5'11 (2.36m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual

flush WC, pedestal wash basin with mixer tap, L-shaped panel bath with mixer tap and overhead direct feed shower, over stairs storage, partially tiled elevations and tiled flooring.

#### External

#### Rear

Enclosed garden with laid to lawn, paving, bedding areas and access to detached garage.

#### Front

Stone chip garden and block paved shared driveway.

