



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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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Ash Drive, Swinton, M27 9QP

Offers Over £230,000

DECEPTIVELY SPACIOUS THREE BEDROOM HOME

Nestled on Ash Drive in the charming area of Swinton, Manchester, this deceptively spacious three-bedroom house presents an excellent opportunity for those seeking to create their dream home. Ideal for a small family or a professional couple, the property offers ample room to personalise and make it truly your own.

Upon entering, you will find two generously sized reception rooms that provide a versatile space for both relaxation and entertaining. These rooms are filled with natural light, creating a warm and inviting atmosphere. The layout is perfect for modern living, allowing for easy flow between spaces.

The property boasts three well-proportioned bedrooms, ensuring comfort for all family members or guests. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this home is the wonderful rear garden, which offers a peaceful outlook and a perfect retreat for outdoor enjoyment. Whether you envision a vibrant garden for children to play in or a tranquil space for relaxation, this garden provides the ideal canvas.

In addition to its appealing interior and outdoor spaces, the location offers great access to nearby amenities, including shops, schools, and parks. Commuters will appreciate the excellent transport links, making it

Ash Drive, Swinton, M27 9QP

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 3  1  2  D

- Mid Terraced Property
- Fitted Kitchen With Dining Area
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Reception Room

19'9 x 12'9 (6.02m x 3.89m)
UPVC double glazed frosted door, UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, wall mounted fire, TV point, storage cupboard, under stairs storage, stairs to first floor, open arch to dining area and door to kitchen,

Kitchen/Dining Room

19'9 x 11'7 (6.02m x 3.53m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, stainless steel sink with double draining board and mixer tap, plumbing for washing machine, space for under counter fridge, wall mounted boiler, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, airing cupboard and doors to three bedrooms and shower room.

Bedroom One

13'2 x 10'8 (4.01m x 3.25m)
UPVC double glazed window and central heating radiator.

Bedroom Two

13'2 x 10'7 (4.01m x 3.23m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'9 x 8'8 (2.67m x 2.64m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Shower Room

8'6 x 5'2 (2.59m x 1.57m)
Two UPVC double glazed frosted windows, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in corner enclosure, PVC panel ceiling, tiled elevation and tiled flooring.

External

Front

Gravel chippings and bedding areas.

Rear

Laid to lawn garden, paved patio and bedding areas.



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