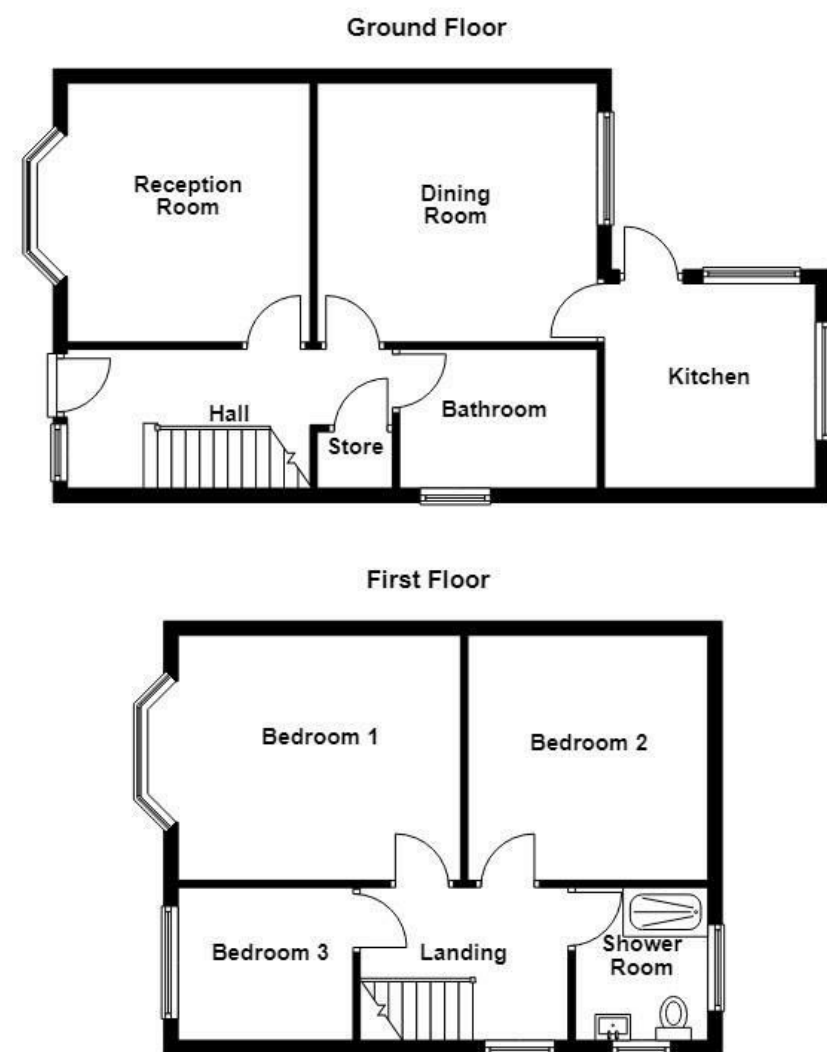




Manchester Road, Manchester, M27 5FX

Offers Over £350,000

A STUNNING THREE BEDROOM PROPERTY IN SWINTON

Nestled on the sought-after Manchester Road in Swinton, this charming three-bedroom house presents an exceptional opportunity for families seeking a comfortable and stylish home. The property boasts a well-finished interior that combines modern living with a warm, inviting atmosphere. Each bedroom is generously sized, providing ample space for relaxation and personalisation.

One of the standout features of this home is the stunning utility space located in the back garden. This versatile area is perfect for a variety of uses, whether you envision it as a playroom for children, a home office, or a creative studio. The garden itself offers a delightful outdoor retreat, ideal for family gatherings or quiet evenings spent enjoying the fresh air.

The desirable location of this property ensures that you are well-connected to local amenities, schools, and transport links, making it an ideal choice for families. With its blend of comfort, style, and practicality, this house is truly a perfect family home. Do not miss the chance to make this wonderful property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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3 2 2 C

- Three Bedroom Family Home
 - Versatile Garden Utility Room
 - Off Road Parking
 - Tenure - Leasehold
- Beautifully Presented Throughout
 - Enclosed Rear Garden
 - EPC Rating - C
- Spacious Living Accommodation
 - Sought After Swinton Location
 - Council Tax Band - C

Ground Floor

Hall
14'10 x 6'2 (4.52m x 1.88m)

Reception Room
12 x 11'4 (3.66m x 3.45m)
UPVC double glazed bay window, central heating radiator.

Dining Room
13'1 x 12'1 (3.99m x 3.68m)
UPVC double glazed window, laminate flooring, central heating radiator.

Kitchen
9'10 x 9'6 (3.00m x 2.90m)
Two UPVC double glazed windows, central heating radiator, UPVC door to rear, a range of modern wall and base units with complimentary worksurfaces and tiled splashbacks, incorporating a double stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood.

Bathroom
9'3 x 6'6 (2.82m x 1.98m)
White three piece suite comprising of a low base WC, vanity top wash basin, panelled bath with overhead shower, tiled elevations, tiled flooring, spotlights, chrome heated towel rail.

First Floor

Landing
9'1 x 6'3 (2.77m x 1.91m)

Bedroom One
13'1 x 12'5 (3.99m x 3.78m)
UPVC double glazed bay window, fitted wardrobes, central heating radiator.

Bedroom Two
11'6 x 11'4 (3.51m x 3.45m)
UPVC double glazed window, fitted wardrobes, central heating radiator.

Bedroom Three
8'2 x 7'2 (2.49m x 2.18m)
UPVC double glazed window, fitted wardrobes, central heating radiator.

Shower Room
7'2 x 6'2 (2.18m x 1.88m)
White three piece suite comprising of a low base WC, vanity top wash basin with mixer tap, walk in shower with glass surround, tiled elevations, tiled flooring, spotlights, chrome heated towel rail.

External
Front
Laid to lawn garden with driveway.

Rear
Enclosed laid to lawn garden and Dunster house shed.

