



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(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.



Manchester Road, Clifton, M27 6PP

Offers Over £325,000

AN EXCEPTIONAL, FULLY UPDATED FAMILY HOME

Having been updated and presented to the highest standard throughout with immaculate presentation, an abundance of indoor space and high quality fixtures and fittings, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Swinton. With ample off road parking, fantastic open plan living space and stylish decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious dining room, contemporary fitted kitchen, WC and staircase to the first floor. The dining room leads on to a reception room. The first floor comprises of doors on to three generously sized bedrooms, office space and high quality fitted family bathroom. Externally there is a laid to lawn garden with paving, bedding and decking areas to the rear. To the front there is a block paved driveway for multiple cars.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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 4  1  2  D

- Beautifully Presented Detached Property
 - Two Spacious Reception Rooms
 - Off Road Parking
 - EPC Rating: D
- Four Bedrooms
 - Modern Four Piece Bathroom
 - Leasehold
- Contemporary Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Porch

7'4 x 3'7 (2.24m x 1.09m)

UPVC double glazed entrance door, UPVC double glazed window, tile effect flooring and hardwood single glazed door to the hallway.

Hallway

18'7 x 7'4 (5.66m x 2.24m)

Central heating radiator, coving, spotlights, picture rail, tile effect flooring, stairs to the first floor, understairs storage and doors to dining room, WC and kitchen.

WC

7'10 x 4'1 (2.39m x 1.24m)

UPVC double glazed frosted window, upright central heating radiator with mirror, vanity top wash basin, dual flush WC, tiled elevations, spotlights and tiled flooring.

Dining Room

11'2 x 11' (3.40m x 3.35m)

UPVC double glazed bow window, central heating radiator, coving, spotlights, wood effect flooring and open to the reception room.

Reception Room

12'11 x 10'8 (3.94m x 3.25m)

Upright central heating radiator, electric fire, coving, feature wall lights, television point, wood panelled elevations and UPVC double glazed French doors to the rear.

Kitchen

10'9 x 7'6 (3.28m x 2.29m)

Two UPVC double glazed windows, chrome upright central heating radiator, range of wall and base units with quartz effect surfaces and splashbacks, composite inset sink with mixer tap, Neff electric oven with Neff four ring gas hob, Samsung extractor hood, plumbing for washing machine, space for fridge freezer and dryer, spotlights, tile effect flooring and UPVC double glazed door to the side elevation.

First Floor

Landing

14'2 x 7'9 (4.32m x 2.36m)

UPVC double glazed frosted window, loft access, picture rail, spotlights and doors to three bedrooms and bathroom.

Bedroom One

11'4 x 10'10 (3.45m x 3.30m)

UPVC double glazed bow window, central heating radiator, television point, coving and spotlights.

Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes and dressing table.

Bedroom Three

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed window, central heating radiator and wood panelled elevations.

Office/Bedroom Four

8'1 x 4'8 (2.46m x 1.42m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator and spotlights.

Bathroom

10'9 x 7'5 (3.28m x 2.26m)

UPVC double glazed window, upright central heating radiator, double direct feed shower unit, dual flush WC, freestanding bath with jets, vanity top wash basins, part tiled elevations, part PVC panelled elevations, pelmet lighting, PVC panelled ceiling with spotlights, extractor fan, built in sound system and marble effect flooring.



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