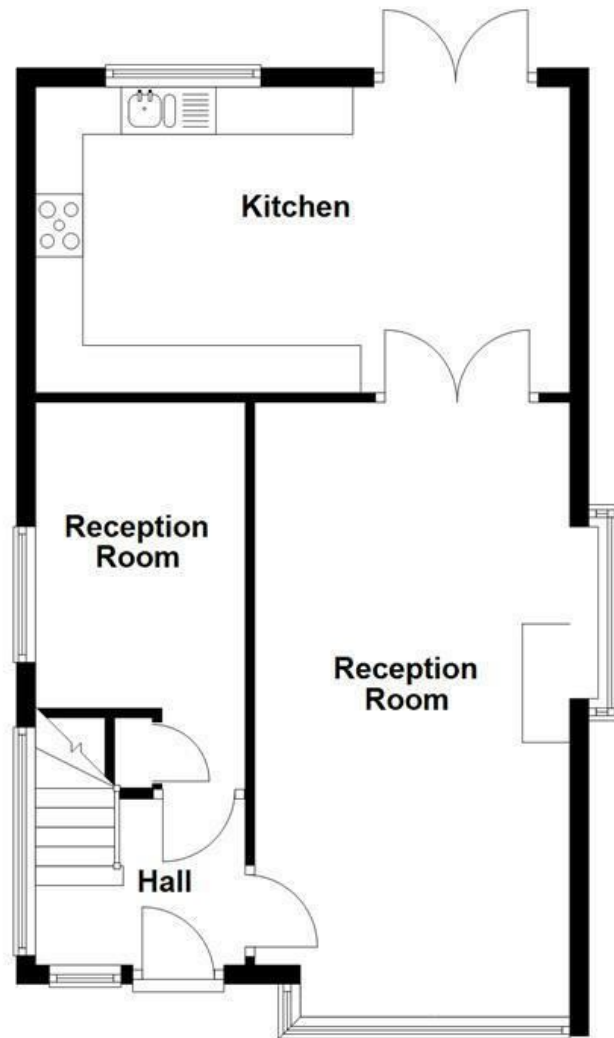


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Westgate Drive, Swinton, M27 5QB

£300,000

THREE BEDROOM HOME IDEAL FOR A FAMILY

Nestled on Westgate Drive in the charming area of Swinton, Manchester, this delightful house presents an ideal opportunity for families seeking a comfortable and convenient home. Boasting two spacious reception rooms, the property offers ample space for relaxation and entertaining, making it perfect for family gatherings or quiet evenings in.

With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space. The single bathroom is thoughtfully designed to cater to the needs of a busy household, ensuring functionality without compromising on comfort.

The low maintenance exteriors of the property allow for a hassle-free lifestyle, giving you more time to enjoy the surrounding community and amenities. The convenient location in Swinton means that you are never far from local shops, schools, parks and access to the Swinton/Greenway path leading to Swinton, Monton and Worsley woods loop lines, making it an excellent choice for families looking to settle in a vibrant neighbourhood.

This house is not just a property; it is a place where memories can be made and cherished. If you are searching for a family home that combines space, comfort, and convenience, this residence on Westgate Drive is certainly worth considering.

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Westgate Drive, Swinton, M27 5QB

£300,000

 3  1  2  D

- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

7'9 x 7' (2.36m x 2.13m)
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, picture rail, stairs to first floor and doors to two reception rooms.

Reception Room One

19'6 x 10'11 (5.94m x 3.33m)
UPVC double glazed window, two central heating radiators, TV point, electric fire, decorative surround, TV point and double doors to kitchen.

Kitchen

18'6 x 10'7 (5.64m x 3.23m)
UPVC double glazed window, central heating radiator, spotlights, high gloss wall and base units, laminate worktops, glass splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, five ring electric hob, extractor hood, space for American style fridge freezer, plumbing for washing machine, space for dryer, tiled floor and UPVC double glazed French doors to rear.

Reception Room Two

10'7 x 7'7 (3.23m x 2.31m)
UPVC double glazed window, central heating radiator and under stairs storage.

First Floor

Landing

7'10 x 5'10 (2.39m x 1.78m)
UPVC double glazed frosted window, loft access, smoke alarm, picture rail and doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'1 (3.58m x 3.38m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'1 x 8'1 (3.38m x 2.46m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'8 x 7'8 (2.34m x 2.34m)
UPVC double glazed window and central heating radiator.

Bathroom

7'6 x 5'10 (2.29m x 1.78m)
UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panelled half bath with mixer tap and direct feed shower over, tiled elevation and tiled floor.

External

Front

Paved driveway.

Rear

Enclosed laid to lawn, decking and paving.



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