




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Dalton Drive, Swinton, M27 8UD

### £280,000

#### AN EXCEPTIONAL EXTENDED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, beautifully landscaped gardens and impressive garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Swinton on a quiet cul de sac. With off road parking, modern fixtures and fittings and neutral 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, Salford and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a hallway which provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a dining room which provides access on to a contemporary fitted kitchen and a conservatory. The kitchen boasts modern wall and base units and integrated appliances. The conservatory guides you through to a generously sized garage and out to the rear. The first floor comprises of doors on to three bedrooms and a modern shower room. Externally there is an enclosed wrap around garden with laid to lawn, paving, bedding and mature shrubs. To the front there is a gated block paved driveway and a garden with mature shrubs and bedding areas.

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

# Dalton Drive, Swinton, M27 8UD

## £280,000

 3  1  2  D

- Tenure Leasehold
  - Off Road Parking With Drive And Access To Garage
  - Envious Garden Space
  - Close Proximity To local Amenities
- Council Tax Band B
  - Viewing Essential
  - Located On A Quiet Cul de Sac
- EPC Rating D
  - Ideal Family Home
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC double glazed door to porch.

#### Porch

6'6 x 3' (1.98m x 0.91m)

UPVC double glazed window, coving, tiled floor and UPVC double glazed frosted door to hall.

#### Hall

5'2 x 3'10 (1.57m x 1.17m)

Central heating radiator, smoke alarm, hard wood door to reception room and stairs to first floor.

#### Reception Room One

17'7 x 13'3 (5.36m x 4.04m)

UPVC double glazed box window, central heating radiator, coving, gas fire with limestone hearth and surround, television point, wood effect laminate flooring and hard wood door to dining room.

#### Dining Room

16'5 x 8'10 (5.00m x 2.69m)

Central heating radiator, coving, under stairs storage, wood effect laminate flooring, open to kitchen and hard wood single glazed double doors to conservatory.

#### Kitchen

14'11 x 7' (4.55m x 2.13m)

UPVC double glazed window, range of panel wall and base units, granite effect surface, gloss splash back, composite one and a half sink and drainer with mixer tap, integrated electric double oven with four ring electric induction hob and extractor hood, integrated fridge and dishwasher, coving and lino flooring.

#### Conservatory

8'3 x 6'3 (2.51m x 1.91m)

UPVC double glazed windows, feature wall light, polycarbonate roof, wood effect laminate flooring, hard wood single glazed frosted stable door to garage and UPVC double glazed French doors to rear.

#### Garage

21'1 x 18'2 (6.43m x 5.54m)

UPVC double glazed frosted window, power, lighting, plumbed for washing machine and dryer, space for fridge freezer and electric roller shutter door.

### First Floor

#### Landing

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed frosted leaded window, loft hatch, smoke alarm, hard wood doors to three bedrooms and shower room.

#### Bedroom One

12'4 x 9'11 (3.76m x 3.02m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'2 x 9'11 (3.10m x 3.02m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'4 x 6'3 (2.84m x 1.91m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Shower Room

7'4 x 6'3 (2.24m x 1.91m)

UPVC double glazed frosted window, central heating towel radiator, direct feed rainfall walk in shower with rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation, integrated linen cupboard, spotlights and tiled effect lino.

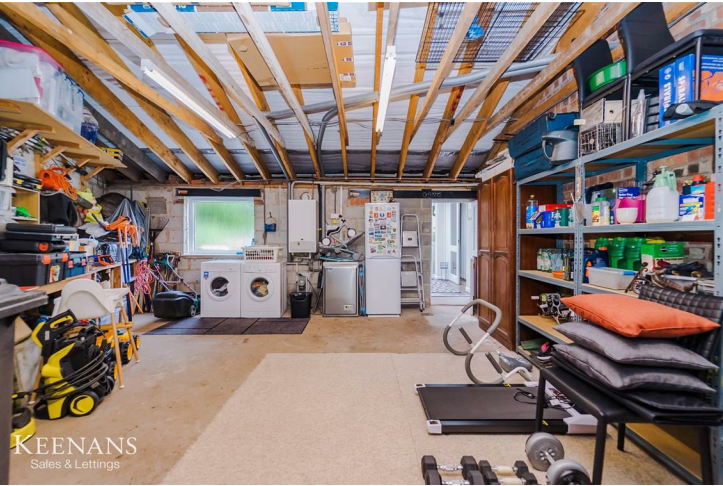
#### External

#### Rear

Wrap around laid to lawn garden with paving, bedding areas and mature shrubs.

#### Front

Gated block paved driveway with mature shrubs, bedding areas and access to garage.



Tel: 01617939622

www.keenans-estateagents.co.uk