



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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Hewer Close, Swinton, M27 8BT

Offers Over £325,000

SPACIOUS FAMILY HOME WITH MODERN DECOR AND APPLIANCES

Welcome to this stunning property located in Hewer Close, Swinton, Manchester. This delightful house boasts modern decor and appliances, perfect for those who appreciate contemporary living.

As you step inside, you'll be greeted by a spacious interior, ideal for a large family looking for room to grow and thrive. The property offers ample space for everyone to enjoy their own privacy while still coming together in the shared living areas.

One of the highlights of this home is the generously sized rear garden, providing a lovely outdoor space for relaxation, play, and entertaining. Additionally, the double drive ensures convenient parking for multiple vehicles, making coming and going a breeze.

Nestled in a quiet plot within a popular new estate, this property offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to unwind after a long day or enjoy quality time with loved ones, this location provides the perfect setting.

With its modern amenities, spacious layout, and tranquil surroundings, this house offers an easy move in opportunity for any new buyer. Don't miss the chance to make this wonderful property your new home in Manchester.

Hewer Close, Swinton, M27 8BT

Offers Over £325,000

**4****3****1****B**

- Tenure Leasehold
 - Off Road Parking With Drive
 - Three Bathrooms
 - Easy Access To Major Network Links
- Council Tax Band D
 - Semi Detached Property With Viewing Essential
 - Contemporary Fitted Kitchen
- EPC Rating B
 - Spacious Four Bedrooms
 - Enclosed Ample Sized Low Maintenance Rear Garden

Ground Floor

Entrance

Composite door to hall.

Hall

17'3 x 6'3 (5.26m x 1.91m)

Central heating radiator, doors to reception room, kitchen, WC and storage, stairs to first floor and tiled floor.

Kitchen

13'1 x 8'10 (3.99m x 2.69m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring gas hob, glass splash back, extractor hood, plumbed for washing machine, integrated dish washer, integrated fridge freezer and tiled floor.

WC

8'4 x 3'3 (2.54m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap with tiled splash back and tiled floor.

Reception Room

14'4 x 14'2 (4.37m x 4.32m)

UPVC double glazed window, two Velux windows, central heating radiator and UPVC double glazed French doors to rear garden.

First Floor

Landing

10' x 6'8 (3.05m x 2.03m)

Smoke alarm, central heating radiator, doors to bedroom two, bedroom three, bathroom and stairs to second floor.

Bedroom Two

14'4 x 11'3 (4.37m x 3.43m)

Two UPVC double glazed windows and two central heating radiators.

Bedroom Three

14'4 x 8'8 (4.37m x 2.64m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

7'8 x 6'9 (2.34m x 2.06m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, extractor fan, part tiled elevation and tiled floor.

Second Floor

Landing

6'8 x 6'8 (2.03m x 2.03m)

Central heating radiator, loft access, doors to bedroom one, bedroom four and bathroom.

Bedroom One

11'7 x 10'10 (3.53m x 3.30m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

11'3 x 3'4 (3.43m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation, extractor fan and tiled floor.

Bedroom Four

14'4 x 8'4 (4.37m x 2.54m)

Two UPVC double glazed windows, two central heating radiators and storage.

Bathroom

7'6 x 6'9 (2.29m x 2.06m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan and tiled floor.

External

Rear

Enclosed paved patio, artificial grass and paved seating area.

Front

Tarmac drive and paved path to front entrance door.



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