



## Charlton Drive, Wardley, M27 9RT

Asking Price £290,000

A WONDERFUL FOUR BEDROOM SEMI DETACHED PROPERTY IN WARDLEY, SWINTON

Nestled on a quiet cul-de-sac in the desirable area of Charlton Drive, Wardley, Swinton, this charming four-bedroom semi-detached dormer bungalow presents an excellent opportunity for families and investors alike. The property boasts off-road parking, ensuring convenience for residents and visitors.

As you step inside, you will find a spacious layout that offers ample room for comfortable living. The four well-proportioned bedrooms provide flexibility for family life, guest accommodation, or even a home office. The heart of the home is complemented by a welcoming living area, perfect for relaxation and entertaining.

One of the standout features of this property is the garden to the rear, which offers a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. With bags of potential, this home invites you to explore the possibilities of personalising the space to suit your lifestyle.

Situated in an excellent location, the property benefits from easy access to local amenities, schools, transport links and Moorside railway station, making it an ideal choice for those seeking a balance of tranquillity and convenience. Whether you are looking to make this your family home or an investment opportunity, this semi-detached dormer bungalow on Charlton Drive is certainly worth considering. Don't miss the chance to view this promising property and envision the possibilities it holds.

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		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.

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- Four Bedroom Semi Detached Family Home
- No Chain Delay
- Off Road Parking
- Tenure - Leasehold
- Spacious Living Accommodation
- Ideal Family Home Or Investment Opportunity
- EPC Rating - TBC
- Generous Rear Garden
- Popular Wardley Location On Quiet Cul-De-Sac
- Council Tax Band - C

## Ground Floor

### Entrance Vestibule

4'2 x 2'11 (1.27m x 0.89m)

Wooden front door, interior door leading to hallway.

### Hallway

12'1 x 8'3 (3.68m x 2.51m)

Smoke alarm, doors leading to - reception room one, bedroom two, kitchen and WC, stairs to the first floor.

### Reception Room One

9'10 x 9'1 (3.00m x 2.77m)

UPVC double glazed window, central heating radiator and open access to reception room two.

### Reception Room Two

17'0 x 10'7 (5.18m x 3.23m)

UPVC Double glazed bow window, internal single glazed frosted window, central heating radiator and electric fire.

### Kitchen

13'9 x 8'2 (4.19m x 2.49m)

UPVC double glazed window, central heating radiator, a range of wooden wall and base units, laminate work surfaces, stainless steel sink with mixer tap and draining board, integrated electric double oven, four ring electric hob, tiled splashback, space for fridge freezer, door to rear vestibule and lino flooring.

### Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)

UPVC double glazed window, central heating radiator.

### WC

6'4 x 2'5 (1.93m x 0.74m)

UPVC double glazed window, dual flush WC.

## First Floor

### Landing

12'3 x 9'5 (3.73m x 2.87m)

Smoke alarm, loft access, doors leading to - bedroom one, bedroom three, bedroom four, bathroom and eaves storage, stairs leading to the ground floor.

### Bedroom One

14'3 x 10'4 (4.34m x 3.15m)

UPVC double glazed window, central heating radiator,

### Bedroom Three

9'10 x 10'3 (3.00m x 3.12m)

UPVC double glazed window, central heating radiator.

### Bedroom Four

9'0 x 7'11 (2.74m x 2.41m)

UPVC double glazed window, central heating radiator.

### Bathroom

6'7 x 6'4 (2.01m x 1.93m)

UPVC double glazed window, central heating radiator, a three piece bathroom suite consisting of a dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower with additional rinse head, tiled elevations and tiled flooring.

### Exterior

To the front of the property there is a paved driveway with space for multiple vehicles, a lawn area and access to garage and rear garden. To the rear there is an enclosed rear garden with grassed lawn area and patio area.



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