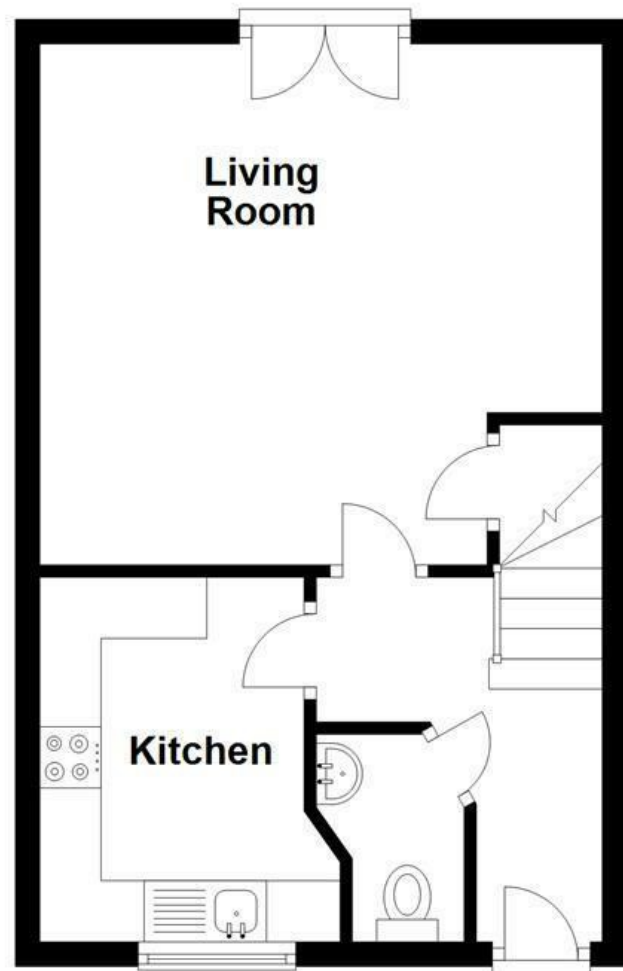
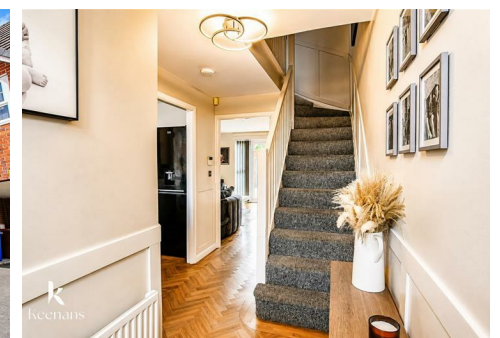
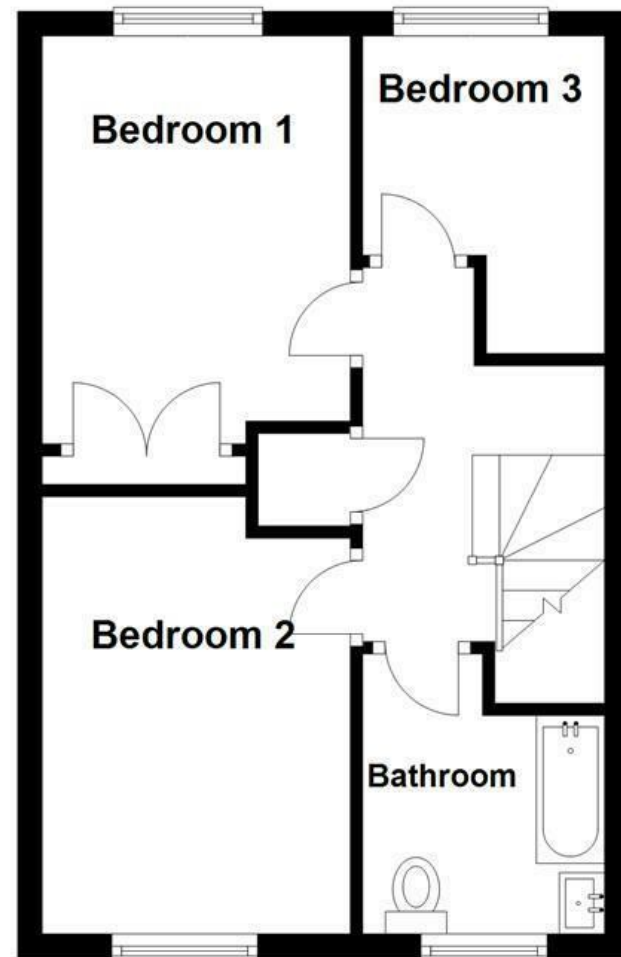


Ground Floor



First Floor



| 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 |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

## Holden Drive, Swinton, M27 4FQ

### Offers Over £260,000

THE PERFECT FAMILY HOME WITH OFF ROAD PARKING

We are delighted to introduce to the market this spacious three bedroomed home. This property is filled with bright interiors, has three good sized bedrooms, a bright fitted kitchen, a spacious living and dining room, and an enclosed rear garden. Situated close to well regarded schools, near local amenities and is close to accessing major commuter links to Bury, Rawtenstall and Manchester. The property is the perfect home for a small family or couple.

The property comprises briefly; A welcoming entrance to the hallway which has stairs leading to the first floor and doors providing access to the kitchen, downstairs WC and to the living and dining room. The living and dining room has doors providing access to the rear garden and to the storage cupboard. To the first floor, there is a landing with doors providing access to three spacious bedrooms and a modern four piece shower room suite.

Externally to the rear of the property there is an enclosed garden with a paved patio and timber shed. To the front of the property there are two allocated parking spaces.

Viewings can be arranged by calling our Swinton team, at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents



Holden Drive, Swinton, M27 4FQ

Offers Over £260,000



- Council Tax Band B
  - Off Road Parking
  - Spacious Living Room
  - Perfect Family Home
- Freehold Property
  - Conveniently Located
  - Nearby Good Schools
- EPC Rated C
  - Three Bedrooms
  - Viewing Essential

Ground Floor

Entrance

Hallway

13'11 x 6'07 (4.24m x 2.01m)

WC

5'11 x 3'07 (1.80m x 1.09m)

Kitchen

9'08 x 8'02 (2.95m x 2.49m)

Living Room

15'02 x 13'11 (4.62m x 4.24m)

First Floor

Landing

9'05 x 6'05 (2.87m x 1.96m)

Bedroom One

13 x 8'07 (3.96m x 2.62m)

Bedroom Two

10'9 x 8'01 (3.28m x 2.46m)

Bedroom Three

9'11 x 6'06 (3.02m x 1.98m)

Bathroom

9'02 x 6'05 (2.79m x 1.96m)

External

Front

Rear



Tel: 01617939622

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