



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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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Holden Drive, Manchester, M27 4FR

Offers Over £290,000

STYLISH FOUR BEDROOM TOWNHOUSE WITH NO ONWARDS CHAIN

Located in the desirable area of Holden Drive, Swinton, Manchester, this townhouse property offers a perfect blend of comfort and modern living. With three spacious double bedrooms and an additional single bedroom, this home is ideal for families seeking ample space and versatility. The main bedroom features an en suite shower room, providing a private retreat, while the family bathroom serves the remaining bedrooms with ease.

The heart of the home is undoubtedly the open-plan living kitchen area, which overlooks a lovely garden, creating a serene atmosphere for both relaxation and entertaining. The additional snug or office space serves as a versatile additional bedroom.

Convenience is further enhanced by the presence of a downstairs WC, making daily living more practical. The property also boasts two parking spaces at the front, ensuring that you and your guests have easy access.

This delightful townhouse is ready to move into, making it an excellent choice for those looking to settle in a welcoming community. With its thoughtful layout and modern amenities, this home is not just a place to live, but a place to thrive. Don't miss the opportunity to make this wonderful property your own.

Holden Drive, Manchester, M27 4FR

Offers Over £290,000



- Exceptional Townhouse Property
- Open Plan Living
- Two Allocated Parking Spaces
- EPC Rating C
- Four Double Bedrooms
- Downstairs WC
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

14'11 x 6'6 (4.55m x 1.98m)

Composite double glazed frosted front door, central heating radiator, smoke detector, tiled effect lino flooring, doors leading to WC, open plan kitchen/living area, snug/bedroom and stairs to first floor.

WC

5'5 x 2'10 (1.65m x 0.86m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and tiled effect lino flooring.

Snug/Bedroom

9'2 x 6'0 (2.79m x 1.83m)

UPVC double glazed window and central heating radiator.

Open Plan Kitchen/Living Area

20'4 x 12'10 (6.20m x 3.91m)

Central heating radiator, range of high gloss wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, under stairs storage, part wood effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'9 x 7'6 (2.67m x 2.29m)

Central heating radiator, doors leading to two bedrooms and stairs to second floor.

Bedroom One

13'2 x 12'10 (4.01m x 3.91m)

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

En Suite

7'0 x 4'11 (2.13m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, extractor fan and tiled effect lino flooring.

Bedroom Two/Reception Room

12'10 x 12'9 (3.91m x 3.89m)

Two UPVC double glazed windows and central heating radiator.

Second Floor

Landing

9'1 x 6'7 (2.77m x 2.01m)

Central heating radiator, loft access, doors leading to two bedrooms, bathroom and storage.

Bedroom Three

12'10 x 11'10 (3.91m x 3.61m)

Two UPVC double glazed windows, central heating radiator and hot water tank.

Bedroom Four

12'10 x 10'2 (3.91m x 3.10m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, partially tiled elevations and tiled effect lino flooring.

External

Rear

Enclosed garden with artificial lawn, Indian stone paved patio, bedding, slate chippings and external tap.

Front

Two allocated parking spaces.

