

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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.

Lawnswood Drive, Manchester, M27 5NH

Offers Over £280,000

STUNNING SEMI DETACHED FAMILY HOME

Nestled in the desirable area of Lawnswood Drive, Swinton, Manchester, this charming house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a generous reception room that provides an inviting atmosphere for both relaxation and entertaining guests. The beautifully designed kitchen and dining space is a true highlight of the home, serving not only as a functional area for meal preparation but also as a delightful space for family gatherings and casual relaxation.

The property boasts three well-proportioned bedrooms, each offering ample space and natural light, making them ideal for restful nights. The well-appointed bathroom complements the living spaces, ensuring convenience and comfort for all residents.

Outside, the rear enclosed garden is a wonderful feature, laid to lawn and complete with a decking area, perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, off-road parking is available, providing ease and security for your vehicle.

This property is an excellent opportunity for those seeking a lovely family home in a friendly neighbourhood. With its thoughtful design and practical amenities, it is sure to appeal to a variety

Lawnswood Drive, Manchester, M27 5NH

Offers Over £280,000



- Stunning Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Move-in Ready
- Council Tax Band B

Ground Floor

Entrance Hall

7'8 x 6'8 (2.34m x 2.03m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, tiled effect flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

17'6 x 10'11 (5.33m x 3.33m)

UPVC double glazed box bay window, central heating radiator, coving, cast iron log burner with tiled hearth and wooden mantel, feature wall lights and hardwood single glazed double doors to kitchen/dining area.

Kitchen/Dining Area

20'5 x 18'10 (6.22m x 5.74m)

UPVC double glazed window, two central heating radiators, range of wall and base units with quartz work surfaces, tiled splashback, ceramic one and a half bowl sink with mixer tap, integrated oven with four ring electric hob and extractor hood, integrated dishwasher, integrated wine fridge, space for American-style fridge freezer, spotlights, wood effect laminate flooring, under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

9'9 x 3'11 (2.97m x 1.19m)

UPVC double glazed frosted window, loft access, picture rail, doors leading to three bedrooms and bathroom.

Bedroom One

10'11 x 9'5 (3.33m x 2.87m)

UPVC double glazed box bay window, central heating radiator and picture rail.

Bedroom Two

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Bedroom Three

7'8 x 7'8 (2.34m x 2.34m)

UPVC double glazed window, central heating radiator, picture rail and wood effect laminate flooring.

Bathroom

7'7 x 6'0 (2.31m x 1.83m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations and tiled effect flooring.

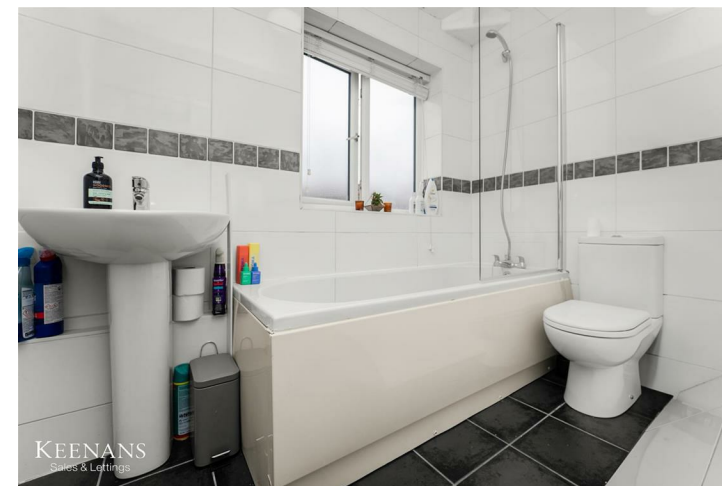
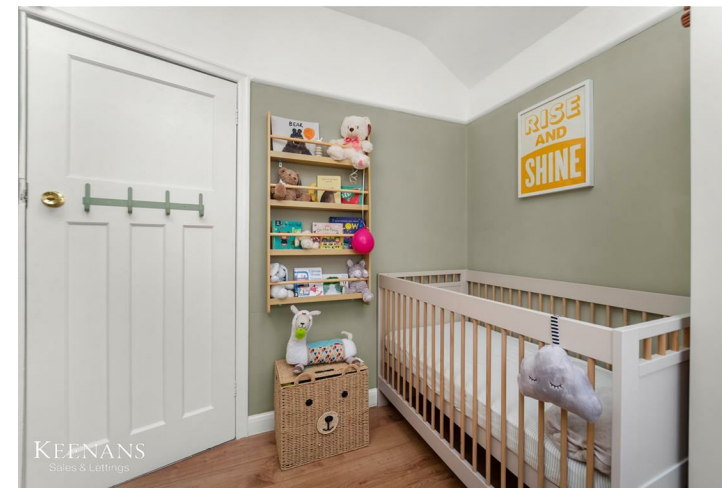
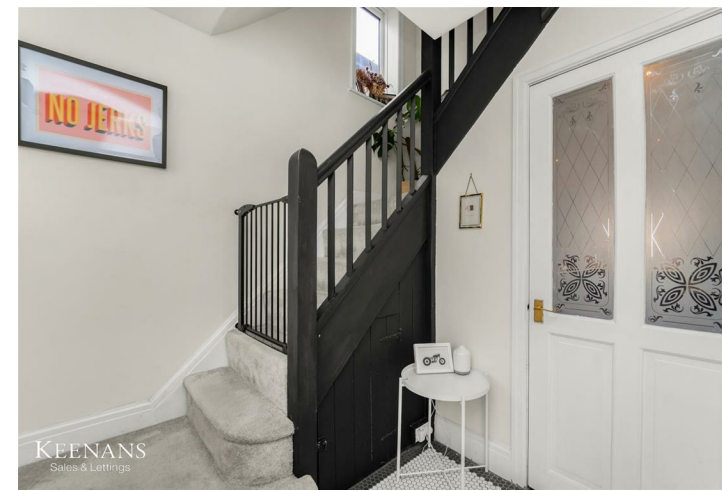
External

Rear

Enclosed garden with laid to lawn, decking, stone chippings, bedding and timber shed.

Front

Paved driveway and bedding.



Tel: 01617939622

www.keenans-estateagents.co.uk