



East drive, Swinton, M27 4EH

Offers Over £425,000

IMPRESSIVE 5 BEDROOM HOME WITH LARGE GARDEN AND KITCHEN

This home offers a perfect blend of modern living and comfort. The property boasts a large private rear garden, complete with a charming summer house and garage, providing ample outdoor space for relaxation and entertainment. The patio areas are ideal for enjoying sunny days or hosting gatherings with family and friends.

The main highlight of this residence is the stunning extended kitchen dining area, designed with high-end finishes that elevate the space. This contemporary kitchen features a media wall, an island with an induction hob, and ample room for barstools, making it the perfect setting for entertaining guests or enjoying family meals.

The layout of the home is thoughtfully designed, with five spacious bedrooms located upstairs, providing privacy and comfort. Additionally, there is one conveniently located bedroom on the ground floor, which could serve as a guest room or a study, depending on your needs.

This property is not just a house; it is a home that offers a wonderful lifestyle in a desirable location. With its generous living spaces and beautiful outdoor areas, it is an excellent opportunity for families or anyone looking to enjoy a vibrant community. Don't miss the chance to make this stunning property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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5 3 2 D

- Impressive five-Bedroom Family Home
 - Convenient Ground Floor Bedroom
 - Off Road Parking
 - Tenure - Freehold
- Stunning Extended Kitchen And Dining Area
 - Large Private Rear Garden
 - EPC Rating - D
- Five Spacious First-Floor Bedrooms
 - Patio Areas Perfect For Entertaining
 - Council Tax Band - B

Ground Floor

Entrance
UPVC double glazed door to entrance hall.

Entrance Hall
8'4 x 4 (2.54m x 1.22m)
UPVC double glazed window, smoke alarm, alarm panel, smart heating, open to further hall.

Further Hall
16'1 x 6'2 (4.90m x 1.88m)
Central heating radiator, smoke alarm, Wooden flooring, doors leading to kitchen diner, reception room, bedroom, utility room and WC.

Utility Room
8'9 x 8'5 (2.67m x 2.57m)
Central heating radiator, panelled wall and base units with Quartz surfaces, sink with mixer tap, plumbing for washing machine, space for dryer, solid wood flooring, UPVC double glazed frosted door to side.

WC
5'9 x 3'5 (1.75m x 1.04m)
Central heating radiator, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, solid wood flooring.

Reception Room
11'2 x 14'6 (3.40m x 4.42m)
UPVC double glazed window, central heating radiator, coving, cast iron multifuel burning stove with wooden mantle and brick surround.

Kitchen Diner
30'6 x 20'6 (9.30m x 6.25m)
Four Velux windows, two upright central heating radiators, panelled wall and base units with marble surfaces, tiled splashbacks, sink with Quooker tap, integrated oven in a high rise unit, induction hob, island, under unit lighting, integrated fridge freezer, spotlights, smoke alarm, integrated dishwasher, feature lights above island and dining area, media wall with lighting, storage pantry cupboard, television point.

Bedroom
11'4 x 11'3 (3.45m x 3.43m)
UPVC double glazed window, central heating radiator, coving.

First Floor

Landing
11'9 x 9'8 (3.58m x 2.95m)
Feature wall lights, smoke alarm, doors leading to five bedrooms, bathroom and storage.

Bedroom One
14'8 x 11'2 (4.47m x 3.40m)
UPVC double glazed window, central heating radiator, two feature wall lights, door leading to Jack and Jill shower room.

Jack and Jill Shower Room
7'8 x 4'6 (2.34m x 1.37m)
Three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a direct feed walk in shower, partial tiled elevations, spotlights, tiled flooring, smart controlled under floor heating.

Bedroom Two
12'8 x 11'2 (3.86m x 3.40m)
UPVC double glazed window, central heating radiator, door leading to Jack and Jill shower room.

Bedroom Three
11 x 8'5 (3.35m x 2.57m)
UPVC double glazed window, central heating radiator, two feature wall lights, open to dressing room.

Dressing Room
10 x 5'5 (3.05m x 1.65m)
UPVC double glazed window, spotlights, door leading to en suite.

En Suite
6'5 x 6'1 (1.96m x 1.85m)
UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, partial tiled elevations, spotlights, tiled flooring.

Bedroom Four
11'4 x 11'4 (3.45m x 3.45m)
UPVC double glazed window, central heating radiator, television point.

Bedroom Five
18'6 x 11 (5.64m x 3.35m)
UPVC double glazed window, central heating radiator, loft access.

External

Front
Driveway, bedding areas, stone chippings, pathway to entrance.

Rear
Patio area, laid to lawn garden, shed and summer house.



Tel: 01617939622

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