



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	

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Cedar Drive, Manchester, M27 6WF

Offers Over £270,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY
Situating in the desirable area of Cedar Drive, Clifton, Swinton, Manchester, this charming semi-detached house offers a perfect blend of comfort and modern living. Boasting three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a newly fitted kitchen and dining area, creating an inviting space for both relaxation and entertaining. The kitchen is designed with contemporary finishes, making it a delightful area for culinary pursuits.

The property features a three-piece bathroom suite, providing essential amenities in a stylish setting. Outside, the house is complemented by a drive that offers off-road parking for multiple vehicles, a significant advantage in this bustling area.

The front garden is impressively laid to lawn, providing a pleasant view and a space for outdoor enjoyment. Meanwhile, the low-maintenance garden at the rear ensures that you can spend more time enjoying your home and less time on upkeep.

This property is not just a house; it is a home that offers comfort, convenience, and a welcoming atmosphere. With its excellent location and thoughtful design, it presents a wonderful opportunity for anyone looking to settle in a vibrant community.

Cedar Drive, Manchester, M27 6WF

Offers Over £270,000



- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating TBC
 - Fitted Kitchen With Dining Space
 - Ample Garden Space To Front And Rear Of property

Ground Floor

Entrance Vestibule

6' x 1' (1.83m x 0.30m)
UPVC double glazed double doors, tiled floor and door to hall.

Hall

13' x 6' (3.96m x 1.83m)
Parquet flooring, part panelling, doors to reception room and kitchen and stairs to first floor.

Reception Room

UPVC double glazed bay window, central heating radiator and UPVC double glazed French doors to rear garden.

Kitchen

15' x 8'3 (4.57m x 2.51m)
Two UPVC double glazed windows, range of wall and base units, laminate work top, tiled splash back, breakfast bar, oven in a high rise unit, four ring induction hob, composite sink with double draining board and mixer tap, fridge, integrated washing machine, dishwasher and oven, storage with combi boiler, UPVC frosted door to side elevation, spotlights and tiled floor.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

14'5 x 10'10 (4.39m x 3.30m)
UPVC double glazed bay window, central heating radiator and part panelling.

Bedroom Two

10' x 10'9 (3.05m x 3.28m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'6 x 6'8 (2.59m x 2.03m)
UPVC double glazed window and central heating radiator.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead shower, tiled elevation, spotlights and tiled floor.

External

EV charging point.

Front

Laid to lawn garden with bedding areas and mature shrubs, driveway for off road parking.

Rear

Artificial grass, bedding areas with mature shrubs, detached garage.



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