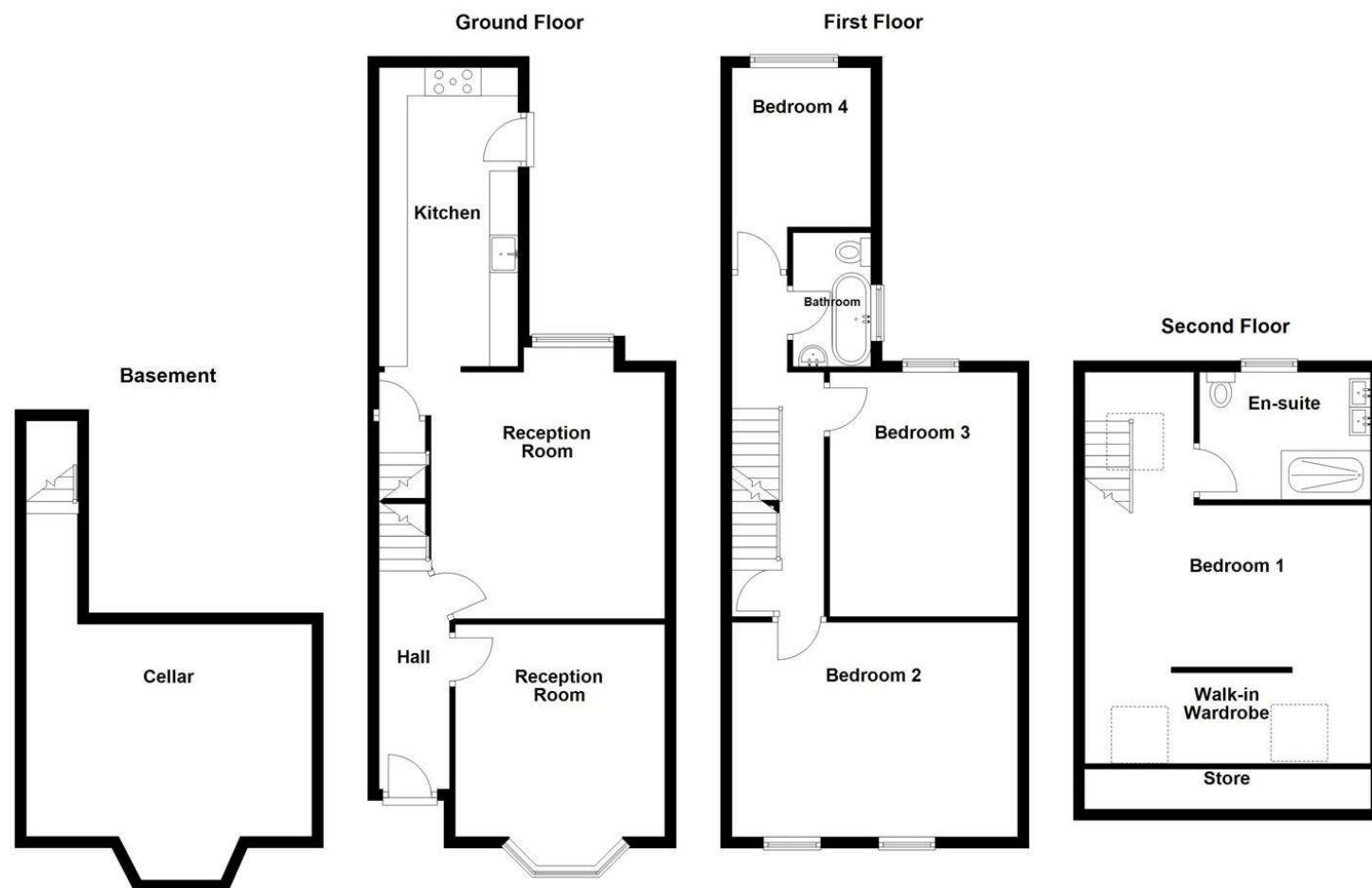




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales	EU Directive 2002/91/EC	

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.

Stanwell Road, Swinton, M27 5TD

Offers Over £400,000

AN EXQUISITE, FULLY RENOVATED FAMILY HOME

Nestled on Stanwell Road in the charming area of Swinton, Manchester, this stunning mid-terrace house has been meticulously transformed into a modern family home. Stripped back to its brick foundations and fully renovated, this property boasts the highest quality finishes and stylish interiors that truly set it apart from others on the street.

As you step inside, you are greeted by an impressive floorplan that offers an abundance of both indoor and outdoor space. The neutral yet sophisticated decoration creates a warm and inviting atmosphere throughout the home. The property features two spacious reception rooms, providing ample space for relaxation and entertainment. The second living area is particularly noteworthy, as it is open plan to the kitchen, creating a luxurious and spacious environment perfect for family gatherings.

This home comprises four generously sized bedrooms, each designed with comfort in mind. The main bedroom is a standout feature, complete with a walk-in wardrobe and an en suite bathroom, offering a private retreat for the homeowners.

Outside, the property continues to impress with a beautifully landscaped garden, ideal for enjoying the outdoors. Additionally, a double driveway at the rear provides convenient off-road parking.

Stanwell Road, Swinton, M27 5TD

Offers Over £400,000

4 1 2 C

- Mid Terraced Property
 - Spread Across Four Floors
 - On Street Parking
 - EPC Rating C
- Four Bedrooms
 - Ample Living Space
 - Tenure Rentcharge
- Fully Renovated To The Highest Standard
 - Enviably Garden Space
 - Council Tax Band B

Ground Floor

Entrance

Hardwood double glazed frosted leaded door to the hall.

Hallway

12'10 x 4'1 (3.91m x 1.24m)

Coving, corbel, pendant lighting, smoke alarm, tiled flooring, doors to two reception rooms and staircase to the first floor.

Reception Room One

14'6 x 12'2 (4.42m x 3.71m)

UPVC double glazed bay window, central heating radiator, coving, wood effect tiled flooring.

Reception Room Two

16'8 x 15'9 (5.08m x 4.80m)

UPVC double glazed window, central heating radiator, upright central heating radiator, coving, wood effect tiled flooring, open to the kitchen, door to the staircase to the lower ground floor.

Kitchen

17'4 x 7'11 (5.28m x 2.41m)

UPVC double glazed window, a range of panelled wall and base units, marble surface, inset composite sink with a high spout mixer tap, integrated electric high rise Samsung oven, combination microwave and warming drawer, five ring induction hob and extractor hood, integrated fridge freezer, washing machine, dryer and dishwasher, spotlights, wood effect tiled flooring, UPVC double glazed door to the rear.

Lower Ground Floor

Cellar

16'7 x 14'5 (5.05m x 4.39m)

Hardwood single glazed frosted window, power, lighting.

First Floor

Landing

20'1 x 5'6 (6.12m x 1.68m)

Smoke alarm, pendant lighting, doors to three bedrooms, bathroom and door to a staircase to the second floor.

Bedroom Two

16'9 x 12'5 (5.11m x 3.78m)

Two UPVC double glazed windows, central heating radiator.

Bedroom Three

16'9 x 12'5 (5.11m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'9 x 7'11 (3.58m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 4'9 (2.41m x 1.45m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, a three piece suite comprising of a low basin WC, rolltop, clawfoot bath with mixer tap, direct feed rainfall over head shower and rinse head, pedestal wash basin with mixer tap, LED mirror, tiled elevations, spotlights, extractor fan, tiled flooring.

Second Floor

Bedroom One

18'4 x 16'9 (5.59m x 5.11m)

Velux window, central heating radiator, spotlights, pendant lighting, double opening to the walk in wardrobe, door to the en suite.

Walk In Wardrobe

15'10 x 5'3 (4.83m x 1.60m)

Two Velux windows, inset drawers.

En Suite

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window, central heating radiator with heated towel rail, a three piece suite comprising of a dual flush WC, double vanity unit with two wash basins and mixer taps, double direct feed rainfall walk in shower with rinse head, tiled elevations, extractor fan, inset shelving, LED mirror, spotlights, tiled flooring.

External

Rear

Enclosed laid to lawn garden with paving, bedding, slate chipping, slate paving and a double driveway.

Front

Slate chip courtyard with a slate chip path.

