

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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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## Lawfield Crescent, Manchester, M27 6WN

### Offers Over £250,000

AN IDYLIC SEMI DETACHED TRUE BUNGALOW

Nestled in the sought-after area of Lawfield Crescent, Clifton, Swinton, this charming semi-detached true bungalow presents an exceptional opportunity for those seeking a modern and comfortable home. Set on an impressive plot, the property boasts ample off-road parking and a detached storage garage, ensuring convenience and practicality for everyday living.

As you step inside, you will be greeted by a bright and airy open-plan living space, perfect for both relaxation and entertaining. The contemporary kitchen is fitted with modern appliances, making it a delightful space for culinary enthusiasts. The bungalow features two generously sized double bedrooms, providing ample space for a small family or couple.

The interior is tastefully decorated in neutral tones, allowing for a seamless blend of style and comfort. Outside, the beautifully tiered gardens offer a tranquil retreat, complete with enviable views that enhance the overall appeal of the property.

This delightful bungalow is situated within a popular estate, making it an ideal choice for those looking to settle in a friendly community. With its modern fittings and inviting atmosphere, this home is truly not to be missed. Whether you are a small family or a couple, this property offers the perfect blend of comfort and convenience in a desirable location.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

# Lawefield Crescent, Manchester, M27 6WN

Offers Over £250,000



- Two Bedroom Semi Detached True Bungalow
- Beautiful Tiered Gardens With Views
- Ample Off Road Parking And Detached Garage
- Tenure - Freehold
- Open Plan Living Accommodation
- Well Presented Throughout
- EPC Rating - C
- Modern Fitted Kitchen
- Sought After Residential Estate
- Council Tax Band - C

## Entrance

UPVC double glazed sliding door to porch.

## Porch

6'10 x 3'11 (2.08m x 1.19m)

UPVC double glazed frosted door to reception room.

## Reception Room

19'9 x 17'10 (6.02m x 5.44m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, storage cupboard, television point, wood effect laminate flooring, oak double doors to kitchen, oak door to hall.

## Kitchen

11'11 x 8'9 (3.63m x 2.67m)

Two UPVC double glazed windows, central heating radiator, panelled wall and base units, wood effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric high rise oven with four ring induction hob and extractor hood, integrated fridge freezer, coving, extractor fan, wood effect lino flooring.

## Hall

3'8 x 3'2 (1.12m x 0.97m)

Loft access, oak doors to two bedrooms and bathroom.

## Bedroom One

11'4 x 9'10 (3.45m x 3.00m)

Inset UPVC double glazed bay window, central heating radiator.

## Bedroom Two

8'9 x 8'3 (2.67m x 2.51m)

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

## Bathroom

6'1 x 5'8 (1.85m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with direct feed rainfall shower and mixer tap, PVC panelled elevations, spotlights, extractor fan, lino flooring.

## External

## Garage

12'7 x 7'9 (3.84m x 2.36m)

## Storage

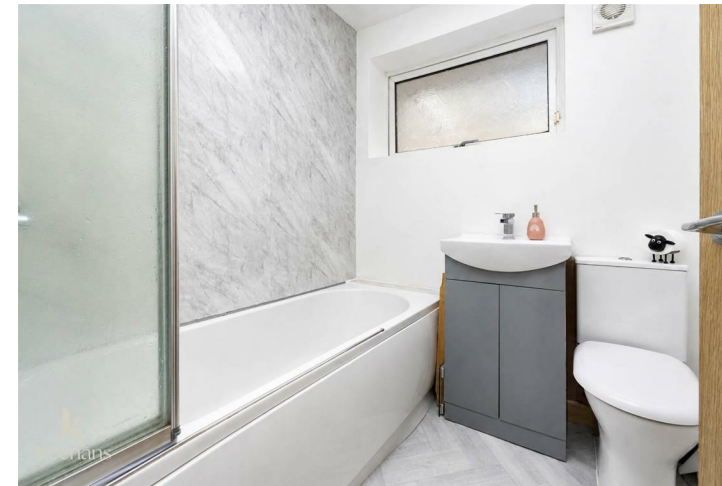
7'9 x 6'3 (2.36m x 1.91m)

## Front

Brick block driveway, laid to lawn garden, mature shrubbery, bedding areas.

## Rear

Laid to lawn garden, paving areas, bedding areas, trees, mature shrubbery, barked park area.



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