



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Campbell Road, Swinton, M27 5QQ

£375,000

STUNNING THREE BEDROOM SEMI DETACHED IN SOUTH SWINTON

Nestled on the charming Campbell Road in South Swinton, this delightful house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting two generous reception rooms, this property offers ample space for entertaining guests or enjoying family time. The well-equipped kitchen, which conveniently doubles as a dining room, is perfect for hosting meals and gatherings, making it the heart of the home.

The property features three inviting double bedrooms, providing plenty of room for family members or guests. Additionally, the downstairs WC adds convenience, while the main bathroom upstairs ensures that all your needs are met.

For those who require a dedicated workspace, the outside office space adjacent to the rear enclosed patio is a fantastic feature, allowing for a quiet area to focus on work or hobbies. The garage space further enhances the practicality of this home, providing secure storage for vehicles or additional belongings.

Situated in a prime location, this property is ideal for a growing family, with easy access to local shops and schools. The surrounding area offers a friendly community atmosphere, making it a wonderful place to settle down. This house on Campbell Road is not just a property; it is a place where memories can be made and cherished for years to come.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Campbell Road, Swinton, M27 5QQ

£375,000

 3  1  2  C

- Exceptional Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - On Street Parking and Detached Garage
 - EPC Rating C
- Three Bedrooms
 - Stylish Decoration Throughout
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Low Maintenance Externals With South Facing Garden
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

Coving, picture rail, central heating radiator, stairs to first floor, under stairs storage, doors to two reception rooms, kitchen and WC.

Reception Room One

15'4 x 12'5 (4.67m x 3.78m)

UPVC double glazed bay window, coving, ceiling rose, picture rail, three central heating radiators, two feature wall lights, television point, built in sound system, wall mounted real living flame gas fire with marble surround and herringbone flooring.

Reception Room Two

13'2 x 11'1 (4.01m x 3.38m)

Two UPVC double glazed windows, coving, ceiling rose, two central heating radiators, original cast iron fireplace with tiled hearth and herringbone flooring.

WC

Dual flush WC, wall mounted wash basin with tiled splashbacks, central heating radiator, extractor fan and tiled floor.

Kitchen/Dining Area

19'11 x 10'4 (6.07m x 3.15m)

Two UPVC double glazed windows, central heating radiator, wall and base units, wood effect work tops and upstand, stainless steel one and a half sink and drainer with mixer tap, double oven and microwave in a high rise unit, five ring gas hob, glass splash back, extractor hood, plumbing for washing machine, space for American style fridge freezer, breakfast bar, spotlights, access to wall mounted boiler, herringbone flooring and UPVC double glazed forsted door to rear.

First Floor

Landing

Loft access, coving, picture rail, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One

17' x 12'1 (5.18m x 3.68m)

Two UPVC double glazed windows, coving, central heating radiator and cast iron open fireplace.

Bedroom Two

13'2 x 11'2 (4.01m x 3.40m)

Two UPVC double glazed windows, coving and central heating radiator.

Bedroom Three

11'3 x 10'5 (3.43m x 3.18m)

UPVC double glazed window, coving and central heating radiator.

Bathroom

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed corner

direct feed rainfall shower with rinse head, panel bath with mixer tap and rinse head, part tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed paved garden, gravel chippings, planted borders and access to an office and garage.

Office

9'4 x 5'8 (2.84m x 1.73m)

UPVC double glazed frosted window.

Garage

18' x 11'7 (5.49m x 3.53m)

Up and over door, lighting and power.

Front

Enclosed paved garden with bedding areas and mature shrubs.



Tel: 01617939622

www.keenans-estateagents.co.uk