

## Cranford Close, Manchester, M27 5LZ

### Offers Over £290,000


IDEAL DETACHED HOME IN A DESIRABLE LOCATION NOT TO BE MISSED

Welcome to this charming detached home located on the desirable Cranford Close in Swinton, Manchester. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. This room seamlessly flows into a sunroom, where you can bask in natural light and enjoy views of the garden, creating a tranquil retreat within your own home. The kitchen is conveniently located adjacent to the reception area, providing an efficient layout for daily living. Additionally, a utility room adds practicality, ensuring that household chores are easily managed.

The large bathroom is a standout feature, offering ample space for your comfort and convenience. This home is not only functional but also provides a wonderful opportunity to create lasting memories in a welcoming environment.

Situated in a peaceful neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
- Driveway with EV charger
- Sought after Location
- Envious Garden Space
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
- Ideal Family Home With Viewing Essential
- Light And Airy Conservatory

## Ground Floor

### Entrance

Composite door with frosted stained glass window to hall.

### Hall

6'11 x 7'11 (2.11m x 2.41m)

Central heating radiator, door to reception room and stairs to first floor.

### Reception Room

17'9 x 11' (5.41m x 3.35m)

UPVC double glazed bay window, central heating radiator, four feature wall lights, multi fuel burner with wood mantel, television point, doors to kitchen and utility, French doors to conservatory and Pok Tile flooring.

### Kitchen

17'8 x 6'11 (5.38m x 2.11m)

Two UPVC double glazed windows, central heating radiators, gloss wall and base units, quartz work top and upstand, inset stainless steel sink with mixer tap, integrated oven, four ring hob, extractor hood, marble effect splash back and elevation, space for American fridge, integrated dishwasher, spotlights and Pok Tile flooring.

### Utility

10'8 x 7'8 (3.25m x 2.34m)

UPVC double glazed window, central heating radiator, access to combi boiler, gloss base units, quartz work top, stainless steel sink and mixer tap, plumbed for washing machine, dryer and wood effect laminate flooring.

### Consrvatory

9'2 x 8'6 (2.79m x 2.59m)

UPVC double glazed windows, two central heating radiators, wood effect laminate flooring and double glazed French doors to rear garden.

## First Floor

### Landing

### Bedroom One

10'11 x 9'8 (3.33m x 2.95m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

### Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

7'8 x 6'11 (2.34m x 2.11m)

UPVC double glazed window, central heating radiator, and fitted wardrobe.

### Bathroom

7'3 x 6'1 (2.21m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, enclosed direct feed shower, tiled elevation, PVC panel to ceiling, spotlights, extractor fan and lino flooring.

### External

#### Front

Paving, bedding areas and mature shrubs.

#### Rear

Enclosed paved garden, bedding areas, mature shrubs and timber shed.

