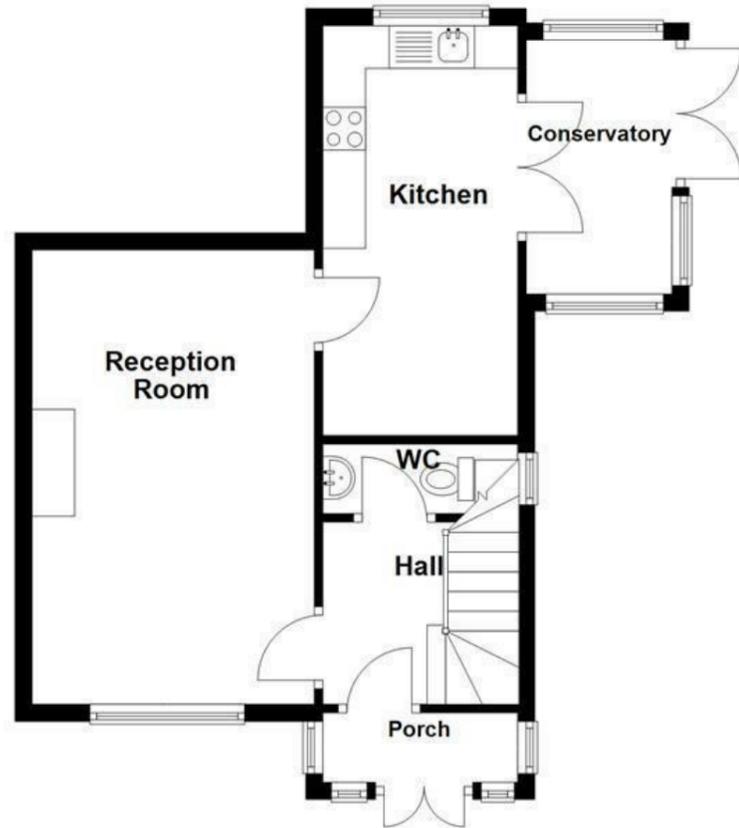
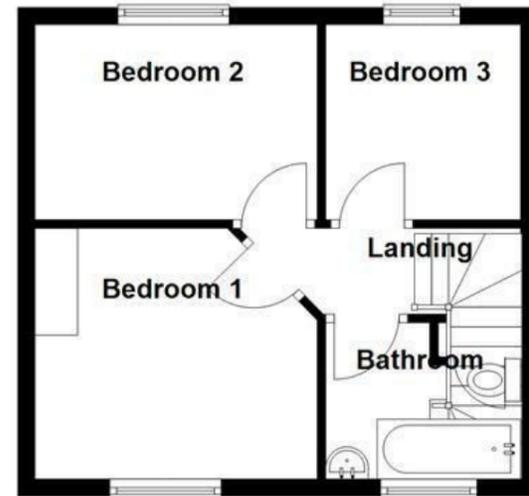


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.

## Collingwood Drive, Manchester, M27 5LF

£260,000

AN EXCEPTIONAL FAMILY HOME IN SWINTON

Nestled on the charming Collingwood Drive in Swinton, Manchester, this delightful house presents an exceptional opportunity for families seeking a welcoming and well-maintained home. The property boasts an impressive garden, perfect for children to play, hosting summer barbecues, or simply enjoying the tranquillity of outdoor living.

As you step inside, you will discover a deceptively spacious interior that offers ample room for family life. The layout is thoughtfully designed to provide both comfort and functionality, making it an ideal space for entertaining guests or enjoying quiet family evenings.

This fantastic family home is not only a place to live but a sanctuary where memories can be made. With its generous garden and well-kept interiors, it truly stands out as a wonderful choice for those looking to settle in a friendly community.

Do not miss the chance to view this remarkable property, where you can envision your family thriving in a space that combines both charm and practicality.

# Collingwood Drive, Manchester, M27 5LF

£260,000



- Tenure Freehold
- On Street Parking
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating E
- Impressive Garden Space
- Sought After Area

## Ground Floor

### Entrance Porch

7'4 x 2'8 (2.24m x 0.81m)

Four UPVC double glazed windows, UPVC double glazed double doors, hardwood door to hall and tiled flooring.

### Hall

6'8 x 4'11 (2.03m x 1.50m)

Hardwood double glazed frosted window, central heating radiator, smoke alarm, doors to reception room, WC, parquet flooring and stairs to first floor.

### WC

7'8 x 2'5 (2.34m x 0.74m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, tiled elevation and parquet flooring.

### Reception Room

17'6 x 10'10 (5.33m x 3.30m)

Two UPVC double glazed windows, two central heating radiators, ceiling rose, coving, gas fire with granite hearth and tiled surround and wooden mantle, television point and hardwood door to kitchen.

### Kitchen

15'9 x 7'8 (4.80m x 2.34m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, marble effect work top, ceramic one and a half sink with mixer tap, integrated electric oven with combi microwave, four ring gas hob, plumbing for washing machine, space for retro fridge freezer, cupboard with Worcester combi boiler, spotlights, double doors to conservatory and parquet flooring.

### Conservatory

9'7 x 5'6 (2.92m x 1.68m)

UPVC double glazed windows, tiled floor and UPVC double glazed door to rear.

## First Floor

### Landing

9'10 x 3'5 (3.00m x 1.04m)

UPVC double glazed window, loft access, smoke alarm, doors to three bedrooms and bathroom.

## Bedroom One

10'10 x 9'9 (3.07m x 2.97m)

UPVC double glazed window and central heating radiator.

## Bedroom Two

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window and central heating radiator.

## Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'6 x 6' (2.29m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, panel bath, direct feed shower with rinse head, storage cupboard and lino flooring.

## External

### Front

Enclosed stone chipped garden.

### Rear

Enclosed rear garden.



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