


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	81
(81-91) B		
(69-80) C		
(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		
		

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.

Shelley Road, Swinton, M27 0PB

£325,000

AN OUTSTANDING FOUR BEDROOMED PROPERTY WITH OFF-ROAD PARKING

This deceptively spacious, well presented four bedroom semi-detached property is being proudly welcomed to the market in a highly desirable area of Swinton. Boasting four generously sized bedrooms, an abundance of indoor and outdoor space, this property is the perfect family home and is situated conveniently close to schools, local amenities, bus routes and network links to Salford, Manchester and major motorway links. The property is presented beautifully throughout with modern fixtures and fittings, stunning gardens and park views to the front, briefly comprising: a welcoming entrance hallway houses a staircase to the first floor and doors lead to two spacious reception rooms and to the modern kitchen. The kitchen then leads through to the dining room. The first floor landing has doors to four generously sized bedrooms, an office and a modern four piece bathroom suite.

Externally there is a sizeable paved garden to the rear with bedding and a storage shed and the front has a gated driveway providing off road parking for numerous vehicles.

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

Shelley Road, Swinton, M27 0PB

£325,000

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- Spacious Semi-Detached Property

■ Moden Fitted Kitchen

■ Off Road Parking

■ EPC Rating: D

■ Four Bedrooms

■ Four Piece Bathroom

■ Tenure: Freehold

■ Three Reception Rooms

■ Enclosed Rear Garden

■ Council Tax Band: B

Ground Floor

Hall

9'2 x 6'3 (2.79m x 1.91m)

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, storage cupboard, Kamdean wood effect flooring, stairs to first floor and doors to two reception room and kithcen.

Reception Room One

15' x 13'1 (4.57m x 3.99m)

UPVC double glazed bay window, upright central heating radiator, spotlights and integrated media wall with inset shelving.

Reception Room Two

13'8 x 8'4 (4.17m x 2.54m)

UPVC double glazed window and central heating radiator.

Kitchen

15'8 x 11'6 (4.78m x 3.51m)

UPVC double glazed window, upright central heating radiator, spotlights gloss wall and base units, granite effect worktops, tiled splash back, inset composite sink with mixer tap, integrated Bosch electric oven and microwave in high rise unit, four ring Bosch induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, Kamdean wood effect flooring and open to reception room three.

Reception Room Three

12'7 x 9'10 (3.84m x 3.00m)

Central heating radiator, inset shelving, Kamdean wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10'2 x 7'9 (3.10m x 2.36m)

Loft access, smoke alarm and doors to four bedrooms, office and bathroom.

Bedroom One

13 x 12'8 (3.96m x 3.86m)

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

Bedroom Two

12'8 x 9'11 (3.86m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Three

9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'5 x 8' (2.57m x 2.44m)

UPVC double glazed window and central heating radiator.

Office

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed window, central heating radiator and plumbing for washing machine.

Bathroom

8'4 x 8' (2.54m x 2.44m)

UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, direct feed walk-in rainfall shower with rinse head, extractor fan, tiled elevationa nd tiled floor.

External

Front

Gated paved drive.

Rear

Enclosed garden, paving, bedding areas and mature trees.



Tel: 01617939622

www.keenans-estateagents.co.uk