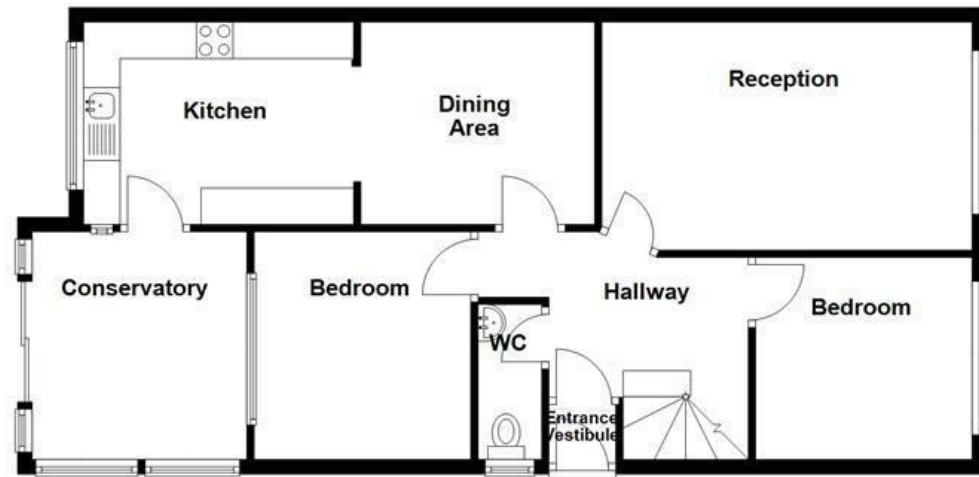
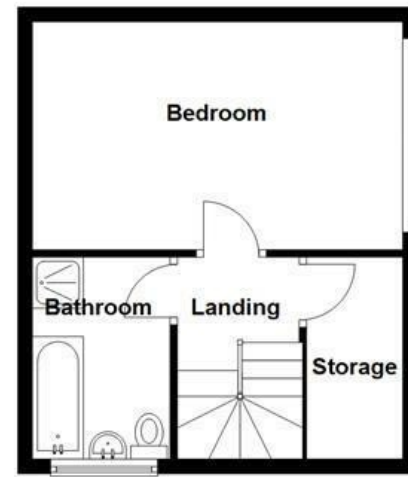



Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         |   |
| (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.

## Sindsley Road, Manchester, M27 9XA

### Offers Over £300,000

LARGE PROPERTY WITH BEAUTIFUL GARDEN, PERFECT FOR A FAMILY.

Nestled on Sindsley Road in the charming area of Wardley, Swinton, this delightful dormer semi-detached bungalow offers a perfect blend of space and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed by a generous layout featuring one inviting reception room, and two decent sized bedrooms providing ample space for relaxation and entertainment. The spacious conservatory is a standout feature, offering a serene view of the beautifully maintained garden, making it an ideal spot for enjoying morning coffee or hosting gatherings with friends and family.

The large kitchen/diner is equipped with modern fixtures and fittings, ensuring that cooking and dining experiences are both enjoyable and efficient. This area is perfect for family meals or entertaining guests, with plenty of room to accommodate everyone.

Outside, the property boasts a paved driveway that can comfortably accommodate multiple vehicles, along with a garage for additional storage or parking needs. The garden is a true gem,

# Sindsley Road, Manchester, M27 9XA

Offers Over £300,000



- Tenure Freehold
- Off Road Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band C
- Abundance Of Indoor Nd Outdoor Space
- Contemporary Fitted Kitchen
- EPC Rating TBC
- Ideal Home For Single Storey Living
- Light And Airy Conservatory

## Ground Floor

### Entrance Vestibule

3 x 2'7 (0.91m x 0.79m)

UPVC double glazed leaded door into entrance vestibule, UPVC double glazed stained glass leaded door to hallway.

### Hallway

12'2 x 9 (3.71m x 2.74m)

Central heating radiator, smoke alarm, six hardwood doors leading to reception rooms one - three, dining room, WC and storage.

### Reception Room One

16'8 x 10'3 (5.08m x 3.12m)

UPVC double glazed window, central heating radiator, coving, electric fire with composite hearth, mantle and surround. Hardwood door to hallway.

### Bedroom Three

10'9 x 9'9 (3.28m x 2.97m)

UPVC double glazed window, coving, loft hatch, hardwood door to hallway.

### Bedroom Two

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed window, loft hatch, hardwood door to hallway.

### WC

9 x 2'7 (2.74m x 0.79m)

UPVC double glazed frosted window, two piece suite: dual flush WC, pedestal wash basin with traditional taps.

### Kitchen/ Dining Room

23 x 8'6 (7.01m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units, glossed with marble effect surface, tiled splash back with stainless steel extractor hood, high rise electric oven, four ring electric hob, integrated fridge/freezer, plumbing for dishwasher and washing machine. Hardwood door to hallway, UPVC door to conservatory.

### Conservatory

10'4 x 9'8 (3.15m x 2.95m)

Six UPVC double glazed windows plus UPVC double glazed sliding door to rear, granite effect elevations, tiled flooring. UPVC door to kitchen/diner.

## First Floor

## Landing

9 x 5'2 (2.74m x 1.57m)

UPVC double glazed frosted window, three hardwood doors leading to bedroom, bathroom and storage.

## Bedroom One

16'8 x 9'8 (5.08m x 2.95m)

UPVC double glazed window, central heating radiator, in-built storage across three walls, hardwood door to landing.

## Bathroom

9 x 6'5 (2.74m x 1.96m)

UPVC double glazed frosted window, central heating radiator. Four piece - single flush, low basin WC, pedestal wash basin with+ traditional taps, wood paneled bath with traditional taps, electric feed shower enclosure, tiled elevations, extractor fan, tiled flooring, Hardwood door to landing.

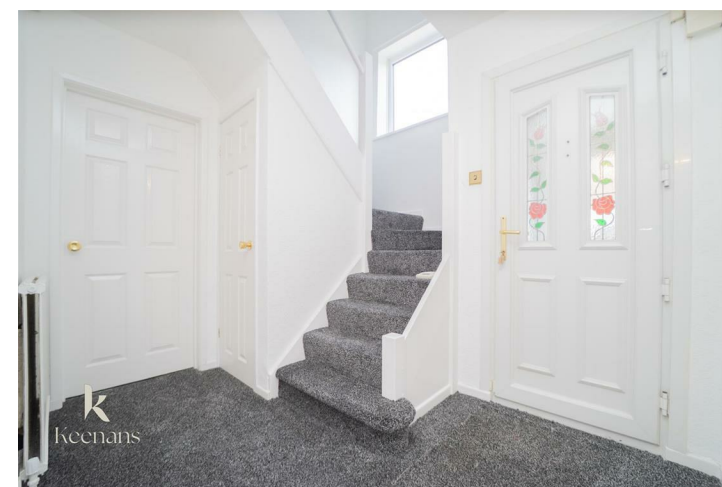
## Exterior

### Rear

Concrete hard standing, laid to lawn, mature shrubs, garage.

### Front

Paved driveway, laid to lawn, bedding areas.



Tel: 01617939622

www.keenans-estateagents.co.uk