

| 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 | | |
| | 75 | 84 |
| 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.

Dorchester Road, Manchester, M27 5NX

£425,000

A SUBSTANTIAL FOUR BEDROOM FAMILY HOME WITH A ONE BEDROOM ANNEXE

Nestled on the desirable Dorchester Road in Swinton, Manchester, this impressive semi-detached house offers a perfect blend of space and comfort, making it an ideal choice for a growing family or those with extended family needs. The property boasts five well-proportioned bedrooms, including a self-contained annexe that provides additional privacy and flexibility, perfect for teenage children or guests.

Upon entering, you will be greeted by two spacious reception rooms, each finished in neutral tones that enhance the natural light flowing throughout the home. These versatile living spaces are perfect for both relaxation and entertaining, ensuring that family gatherings and social events are a delight.

The property features three modern bathrooms, catering to the needs of a busy household. The well-designed layout ensures that everyone has their own space while still feeling connected.

Outside, the generous rear garden is a true highlight, featuring low-maintenance artificial turf that provides a lush green space year-round. This outdoor area is complemented by additional outbuildings, which offer excellent storage solutions or the potential for conversion into a home gym or office, catering to the demands of modern living.

For added convenience, the property includes a driveway for off-road parking and an integral garage, ensuring that parking is never a concern.

Dorchester Road, Manchester, M27 5NX

£425,000



- Substantial Semi Detached Property
- Three Bathrooms
- Off Road Parking And Garage
- EPC Rating: C
- Annex Living Area
- Two Kitchens
- Tenure: Freehold
- Five Bedrooms
- Enclosed Garden
- Council Tax Band: A

Ground Floor

Porch

18'6 x 3'9 (5.64m x 1.14m)

Composite double glazed frosted entrance door, two UPVC double glazed frosted windows, wood effect flooring and doors to hall and annex bedroom.

Hall

9'4 x 6'8 (2.84m x 2.03m)

UPVC double glazed window, central heating radiator, spotlights, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room and kitchen.

Reception Room

16' x 12'6 (4.88m x 3.81m)

UPVC double glazed window, central heating radiator, upright central heating radiator, coving, living flame gas fire, decorative hearth and surround, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

WC

4'7 x 3'5 (1.40m x 1.04m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

Kitchen/Dining Room

24'9 x 10'11 (7.54m x 3.33m)

Three UPVC double glazed windows, two Velux windows, central heating radiator, spotlights, wall and base units, wood effect worktops, integrated oven, four ring induction hob, extractor hood, tiled splash back, integrated coffee machine, one and half bowl composite sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, space for dryer, integrated dishwasher, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke alarm, wood effect flooring and doors to four bedrooms, office and bathroom,

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed rainfall shower with rinse head over, tiled elevations and wood effect flooring.

Bedroom One

21'10 x 10'11 (6.65m x 3.33m)

UPVC double glazed window, central heating radiator, glass door to en suite and UPVC double glazed French doors to Juliette balcony.

En Suite

9'4 x 6' (2.84m x 1.83m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tiled elevation and tiled floor.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

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

Bedroom Three

11' x 10' (3.35m x 3.05m)

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

Bedroom Four

11' x 9'8 (3.35m x 2.95m)

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

Office

11' x 6'8 (3.35m x 2.03m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect flooring.

Annex

Annex Bedroom

10'11 x 9'3 (3.33m x 2.82m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring, open passage to kitchen and door to shower room.

Annex Shower Room

7'5 x 7'2 (2.26m x 2.18m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower, tiled elevation and wood effect flooring.

Annex Kitchen/Living

14'2 x 10'11 (4.32m x 3.33m)

Three UPVC double glazed windows, central heating radiator, spotlights, wall and base units, granite worktops, wood effect worktops, integrated oven, four ring electric hob, extractor fan, inset stainless steel sink with draining ridges and mixer tap, space for under counter fridge and freezer, wood effect flooring and composite double glazed frosted door to rear.

External

Front

Block paved drive leading to garage.

Garage

22'7 x 8'2 (6.88m x 2.49m)

Roller shutter door and boiler and door to rear.

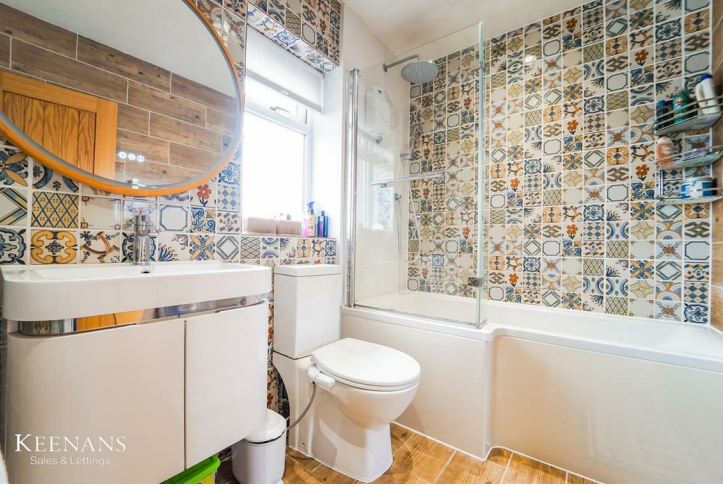
Rear

Artificial lawn, Indian stone paving, greenhouse, vegetable garden and outbuilding and further storage.

Store Room/Outbuilding

17' 9 x 8' (5.18m 2.74m x 2.44m)

Three Velux windows,



Tel: 01617939622

www.keenans-estateagents.co.uk