







This stunning detached 2 bed Bungalow with an Attic room has been carefully renovated with modern bathrooms and a kitchen. Sitting on approximately half an acre with spectacular gardens, a drive in out driveway and a detached garage the property is situated in one of Swinton's most highly regarded locations!

#### HALLWAY

9' 5" x 13' 9" (2.873m x 4.210m)

French doors with decorative glazing open into a beautiful grand wide hallway with Amtico flooring, cupboards for housing coats and shoes, a picture rail and access to all accommodation.

#### LOUNGE

13' 11" x 11' 11" (4.253m x 3.649m)

The cozy family room looks through a bay window to the front of the property and has a feature living flame gas fire and surrounding mantle and hearth. Flooded with natural light the lounge has a television connection, radiator under the bay and dado rail throughout.

#### DINING ROOM

11' 0" x 11' 6" (3.354m x 3.514m)

Open plan onto to the living room facing the garden the dining room has beautiful Amtico flooring, and has stairs rising to the attic room above. A glazed door leads through to the kitchen/breakfast room.

#### LIVING ROOM

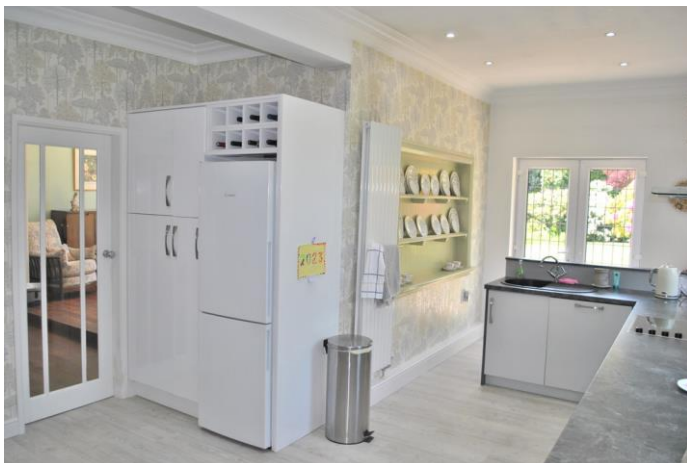
18' 6" x 9' 6" (5.648m x 2.904m)

With a full wall of windows and french doors opening in the living room is a great sun spot for overlooking the garden. Amtico flooring flows from the dining room and there is access to the cellar through a floor hatch.

#### KITCHEN

12' 2" x 20' 11" (3.711m x 6.4m)

The kitchen is L-Shaped and was recently fitted to include an integrated dishwasher, fridge/freezer, electric oven, hob and extractor and a separate utility room for a washing machine and the combination Valiant boiler. A seating area by the French doors past the sink unit is the perfect place to take of your shoes





when entering from the garden.

#### UTILITY ROOM

5' 8" x 3' 4" (1.745m x 1.026m)

Accessed from the kitchen the utility room has plumbing and space for a washing machine and is the perfect place to keep laundry and cleaning appliances.

#### SHOWER ROOM

9' 8" x 7' 5" (2.959m x 2.269m)

From the hallway the family bathroom is full tiled as a wet room and has a walk in glass shower unit with chrome mixer shower over and recess for toiletries. A modern vanity unit has a built in sink over and a large wall mirror with lighting above and Wc next to the wall.. The shower room is ventilated with extraction and also has a frosted window facing the garden.

#### MASTER BEDROOM

11' 11" x 11' 10" (3.645m x 3.630m)

To the right hand side of the house is a large double bedroom with a linen cupboard with louvre doors, a large bay window facing out to the front and a door leading to the dressing room leading to the ensuite bathroom.

#### DRESSING ROOM

16' 1" x 5' 10" (4.925m x 1.801m)

With floor to ceiling wardrobes the dressing room has a lovely window seat underneath the bay window and leads through to the ensuite bathroom.

#### ENSUITE BATHROOM

13' 1" x 5' 6" (4.008m x 1.695m)

This huge bathroom has a full curved ended bath with glass shower screen over and chrome mixer shower. A modern vanity unit sits with a sink unit and mirror over and a wc is fitted under the frosted glass window to the side.

#### BEDROOM 2 11' 10" x 11' 7" (3.623m x 3.534m)

Located at the back of the house is a double bedroom with beautiful view of the garden, fitted wardrobes and a chest of drawers create storage space for clothes.

ATTIC ROOM 21' 8" x 8' 1" (6.627m x 2.485m) An open plan staircase leads up to the attic room which



has two velux windows providing natural light alongside the ceiling light. There is a door leading to further storage in the loft eaves which offers potential for further use.

#### EXTERIOR

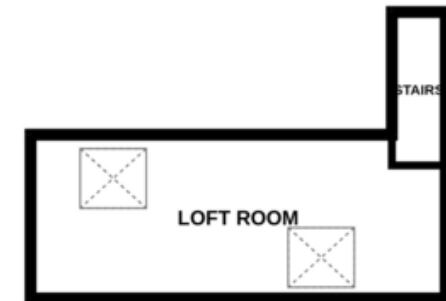
Sat on half an acre the plot has spectacular well established and maintained gardens with a large sun patio which has a sun awning over. To the front of the property is a crescent driveway which allows you to drive in and out of the driveway and the property is situated at the top end of St Margaret's Drive and has a grass verge to the front which offers a grand entrance.



GROUND FLOOR  
1474 sq.ft. (136.9 sq.m.) approx.



1ST FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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