

THE COACH HOUSE

2 BEDROOM DETACHED HOME (BARONIAL)



AT A GLANCE

Ideal when you are starting out, the Coach House is a beautiful 2 bedroom home.

The ground floor has an open plan kitchen / dining room and a well-sized lounge. Upstairs, there are 2 bedrooms and a modern family bathroom.

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.93m* x 3.71m*	12'11"* x 12'2"*
Kitchen / Dining	4.04m* x 3.74m*	13'3"* x 12'3"*

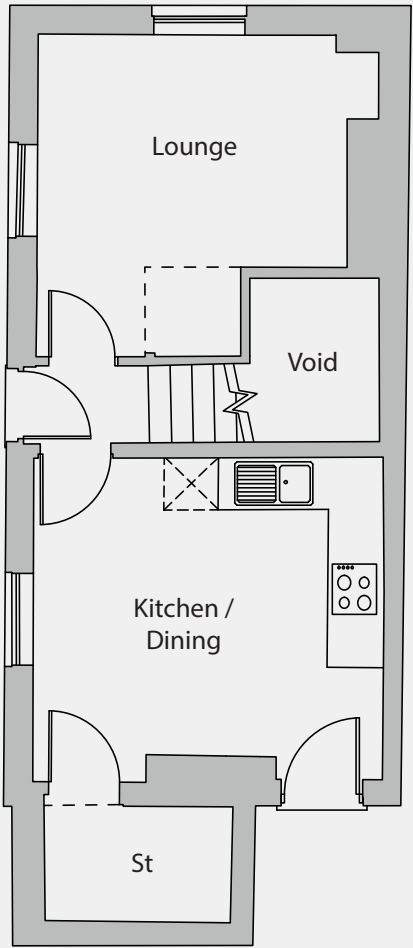
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.98m* x 2.68m*	13'* x 8'10"*
Bedroom 2	2.62m* x 2.39m*	8'7"* x 7'10"*
Bathroom	3.68m* x 1.51m*	12'1"* x 5'0"*

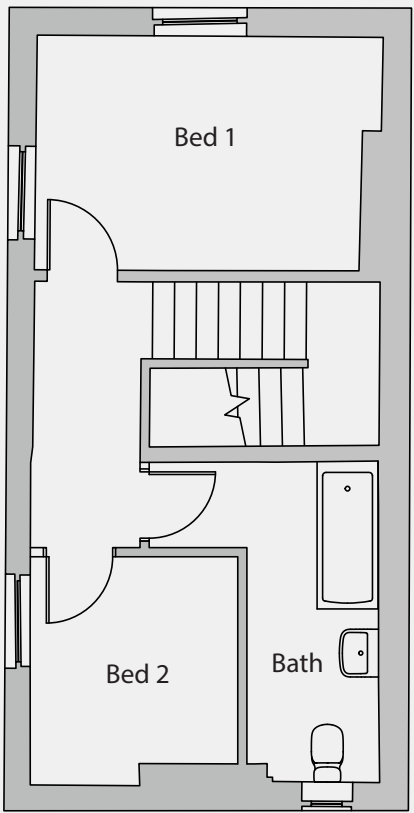
Total Area - 760 ft²
*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.



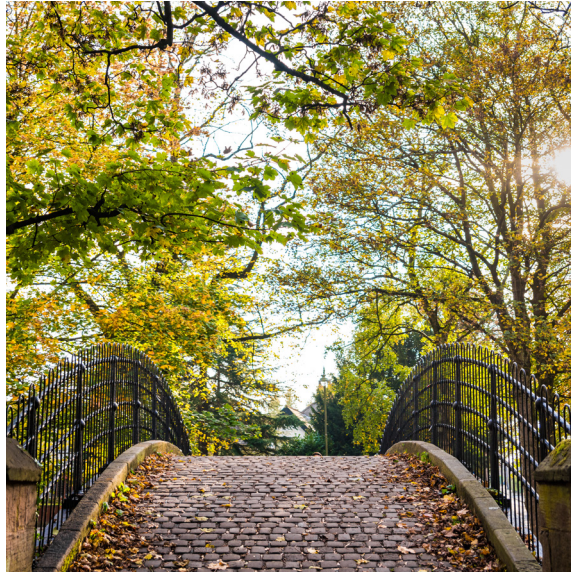
GROUND FLOOR



FIRST FLOOR



BIRCHFIELD Court SWINTON



BIRCHFIELD COURT, SWINTON

Birchfield Court is an attractive, gated development, situated less than 6 miles north west of Manchester City centre. A stunning community of 18 3, 4 & 5 bedroom homes.

Swinton is home to several pubs, wine bars and restaurants, all within walking distance of Birchfield Court, including Albert's and Siena. Monton is a mile away with a range of restaurants and cocktail bars along the high street. Just 3 miles away sits the picturesque leafy suburb of Worsley which offers fantastic dining experiences such as George's Dining and Worsley Old Hall.

LEISURE, CULTURE & TRANSPORT

Whether you're a jogger, dog walker or just want somewhere to relax and connect with nature, there are several green spaces nearby. Not least Moorside Park, with its public astroturf football pitch, basketball nets, small skate park and friendly bowling club. Swinton Greenway is a 7km off-road path which connects Swinton and Monton.

Manchester City Centre is less than 6 miles away. Few cities can better it for the diversity of things to do. From world-renowned football teams, the music scene and nightlife, to its galleries, museums, exhibitions, restaurants and shopping opportunities.

Swinton is ideally situated for easy access to Manchester via the nearby A580 (East Lancashire Road) as well as the M60 ring road, which provides great links to Liverpool and Warrington as well as locations further afield such as Chester, Birmingham and London.

ēlan

HOMES YOU'LL LOVE INSIDE OUT®