



Swalecliff Avenue, M23

Asking Price of £285,000



# Property Features

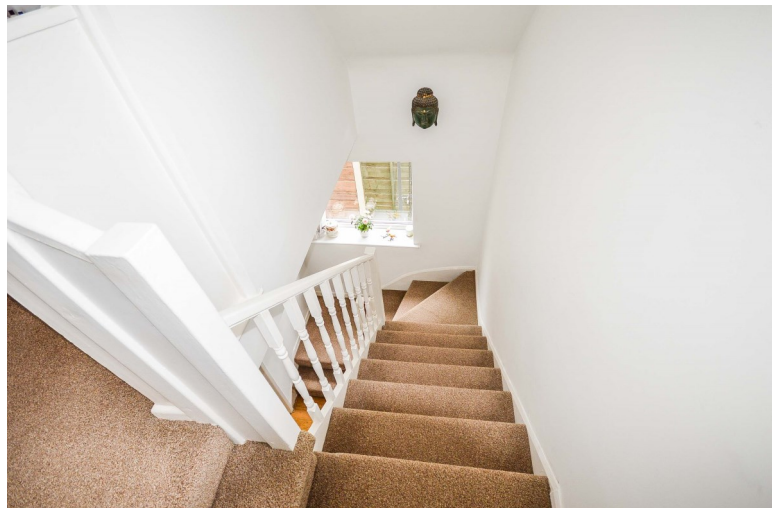
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- **Four Bedroom End-Of-Terrance**
- **Family Bathroom**
- **Open Plan Lounge-Diner**
- **Loft Conversion**
- **Large Rear Garden**
- **Front Garden**
- **Catchment Area for Good Schools**
- **Double Glazed Throughout**
- **Easy Access to Motorway Links**
- **Chain Free Sale!**

## Full Description

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A four double-bedroom family home, within the catchment area of Trafford's outstanding schools. This property offers an open-plan lounge-dining room and a large rear garden with patio area. The property has been recently re-decorated with modern bathroom and kitchen. Benefitting from a chain free sale!





## ENTRANCE HALL

Accessed via a uPVC double glazed front door, the entrance hall benefits from wood effect laminate flooring; a central light pendant; a double panelled radiator; alarm panel; carpeted stairs to the first floor accommodation; and doors to the lounge-diner and kitchen.



## LOUNGE/DINER 24'8 x 13'6" (7.53m x 4.14m)

A large open-plan lounge/diner with arced opening dividing the two rooms and ample natural light with a dual aspect. This room benefits from carpeted flooring; a uPVC double-glazed window to the front aspect with vertical blinds and uPVC double glazed sliding doors to the rear garden; two double paneled radiators; two central light pendants; gas fire with decorative surround; and TV and telephone points. This room offers ample space for large dining table; large sofa; and coffee table, with additional storage space to the alcoves either side of the fireplace.



## KITCHEN 12'11" x 9' 2" (3.95m x 2.80m)

A generous kitchen comprises of wood effect laminate flooring; central light pendant; a uPVC double-glazed window to the side aspect and a uPVC double glazed door allowing access to the rear garden. This room is fitted with matching base and eye-level storage units; stainless steel one and a half bowl sink with chrome mixer tap over; wall mounted combi boiler; four ring gas hobs with oven under and stainless steel; extractor fan over; space and plumbing for dishwasher, washing machine and free standing fridge-freezer.



## MASTER BEDROOM 10'4" x 13' 6" (3.17m x 4.13m)

A spacious double bedroom offering carpeted flooring; a single panelled radiator; a uPVC double-glazed window to the rear aspect; central light pendant; ample space for double bed, wardrobe and dressing table.





### **BEDROOM TWO 12' 10" x 8' 11" (3.92m x 2.73m)**

The second double bedroom is fitted with carpeted flooring; a uPVC double-glazed window to the front aspect; a central light pendant; a single panelled radiator; and ample space for double bed, wardrobe, book shelves and desk.



### **BEDROOM THREE 9' 1" x 7' 8" (2.79m x 2.34m)**

Another double bedroom currently used as dressing room. This room comprises of carpeted flooring; a uPVC double-glazed window to the rear aspect; a single panelled radiator; central light pendant; and ample space for double bed and wardrobe.



### **BEDROOM FOUR 21' 8" x 9' 4" (6.61 x 2.86m)**

On the second floor the loft has been converted into another generous double bedroom. This room is bright with three Velux skylights and recessed spot lighting; the room also benefits from carpeted flooring; a double panelled radiator; eave storage cupboards on either side of the room; ample space for a double bed, desk or dressing table and wardrobe.



### **BATHROOM 7' 7" x 6' 3" (2.33m x 1.92m)**

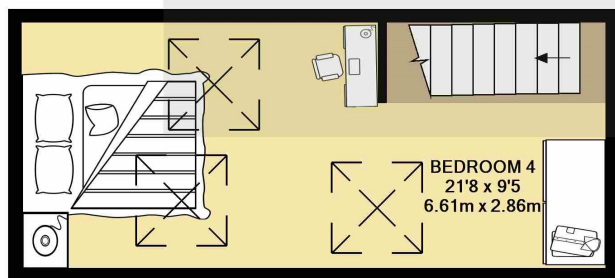
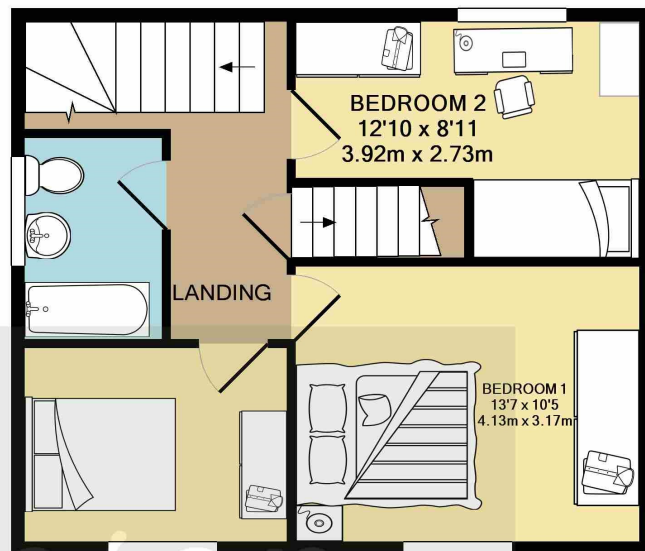
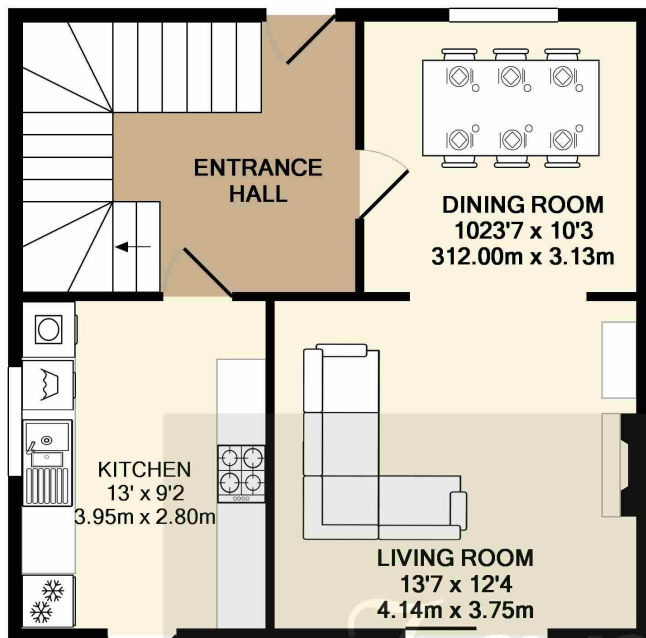
A modern family bathroom fitted with a white three piece suite, comprises of: Panelled bath tub with thermostatic shower over; a pedestal hand wash basin with chrome mixer tap; and low-level WC. The bathroom also offers linoleum flooring; a frosted uPVC double-glazed window to the side aspect; fully tiled walls; a wall-mounted storage cupboard; and a wall mounted heated towel rail.



### **EXTERNAL**

The front of the property lies a small lawned garden with a paved footpath leading to the front door; this garden offers borders to front and side and the foot path also allows access via a wrought iron gate to the side and rear of the property. The front garden is enclosed by a timber panelled fence to the front and right side and tall hedges on the other side.

To the rear of the property you will find a large lawned garden. The garden benefits from a large patio area adjacent to the house, ideal for summer dining. The garden is enclosed by high timber panelled fences, offering ample privacy.



**TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# COMMON QUESTIONS

## 1. When was the property built?

The owners have advised us that they believe the property was built in the 1970s.

## 2. Who lives in the neighbouring property?

Next door is occupied by a family, with children who are very pleasant.

## 3. Is the property freehold or leasehold?

This property is freehold.

## 4. Does the property have a sky dish?

The property does have a sky dish installed.

## 5. What is the broadband speed like in this area?

The owner advises us that the internet speed in this area is very good and fibre optic is available here.

## 6. How soon could a purchase be completed?

This is a chain free sale. The property will be vacated when the buyer is ready to complete a purchase.

## 7. Which aspects of the house have the vendors most enjoyed?

The owner loves the large south-facing garden and also find this location very convenient for access to transport links and the airport.

## 8. When were the electrics and boiler last inspected?

The owner has advised us that they were both serviced and inspected less than 1 year ago.

## 9. Is the property listed or in a conservation area?

This property is not listed or in a conservation area.

