

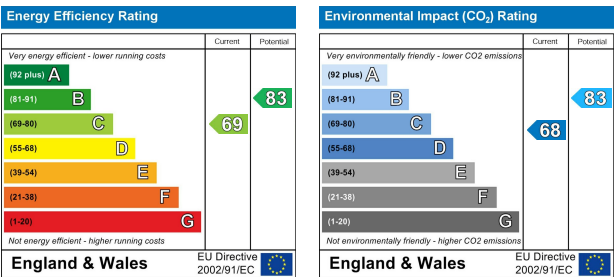
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Russell James Office on 0161 790 8877 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Thorn Road
Swinton, Manchester, M27 5QT
£349,995



Thorn Road

RUSSELL JAMES * FOUR BEDROOM
EXTENDED SEMI DETACHED FAMILY
HOME * MODERN FITTED KITCHEN WITH
ISLAND OPEN PLAN TO GENEROUS
FAMILY AREA * Lounge * Dining Room *
Utility room * Downstairs Guest w.c *
Storage Garage * Large Driveway * Large
Private Rear Garden * Double Glazing and
Gas Central Heating * Viewing Highly
Recommended 0161 790 8877

ENTRANCE HALL

Bright and airy entrance hall providing
access to all ground floor rooms with stairs
leading to all first floor rooms.

LOUNGE

12'9 x 11'2 (3.89m x 3.40m)

Large bright private lounge. Fully carpeted
with large bay window to the front of the
property.

MODERN FITTED KITCHEN

13'7 x 12'5 (4.14m x 3.78m)

Bespoke modern fitted kitchen comprising
of white gloss base and wall units with co-
ordinating worktop. Integrated double
electric oven and microwave and electric
hob with overhead extractor. Inset
stainless steel sink. Integrated dishwasher
and space for American style
fridge/freezer. Partially tiled walls and
laminate flooring. Central island with
worktop featuring base units and breakfast
bar. Open plan to:

DINING AREA

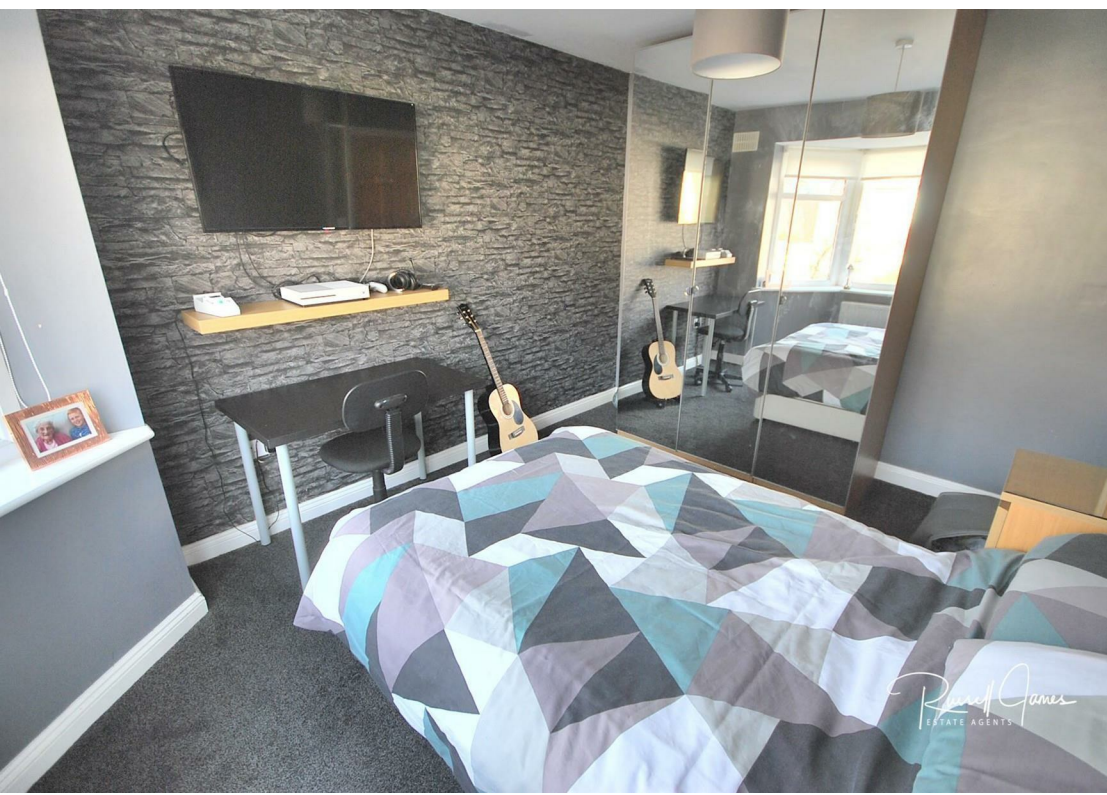
9'4 x 9'10 (2.84m x 3.00m)

Generous family dining area with ample
space for a family dining table. Velux
windows above. Bi-Fold doors leading to
the rear garden. Open plan to:

FAMILY AREA

11'1 x 11'1 (3.38m x 3.38m)

Spacious family room with laminate
flooring.



UTILITY ROOM

8'11 x 6'9 (2.72m x 2.06m)

Fitted utility room comprising of base units
with complementary worktops spaces for
washing machine and dryer.

GUEST W.C

4'2 x 2'3 (1.27m x 0.69m)

Low level w.c with corner hand wash basin.

LANDING

Bright landing providing access to all the
first floor rooms.

MASTER BEDROOM

12'7 x 9'10 (3.84m x 3.00m)

Generous double master bedroom. Large
bay window to the front of the property.

BEDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

Double second bedroom. Window to the
rear of the property.

BEDROOM THREE

17'3 x 6'7 (5.26m x 2.01m)

Double third bedroom. Dual aspect
windows the the front and rear of the
property.

BEDROOM FOUR

7'4 x 6'7 (2.24m x 2.01m)

Single fourth bedroom. Window to the
front of the property.

MODERN WETROOM

7'6 x 6'8 (2.29m x 2.03m)

Fully tiled modern wetroom comprising of
walk in waterfall shower, vanity inset his
and hers hand wash basin and low level
w.c. Window to the rear of the property.

GARDENS

To the front of the property there is a resin
driveway leading to storage sized garage
(not suitable to take a car).

To the rear of the property there is a large
private staggered garden with paved patio
area.

ADDITIONAL INFORMATION

The council tax band for this property 2018

- 2019 is band C (£1,563.59)

EPC Grade C.

Leasehold £5.00 PA

