



## Fairway, Manchester

A PERFECT THREE BEDROOM SEMI DETACHED IN THE HEART OF SWINTON!

Curtis Law Estate Agents welcome to the market this immaculately styled, three bedroomed semi-detached property. Boasting a fresh, modern interior, enviably sized garden and parking to the front of the property, this property is perfect for any young families or first time buyers!

Located on a very popular residential estate, close to major network links, schools and amenities as well as only being a short distance from Manchester City Centre, Manchester airport and Salford Quays.

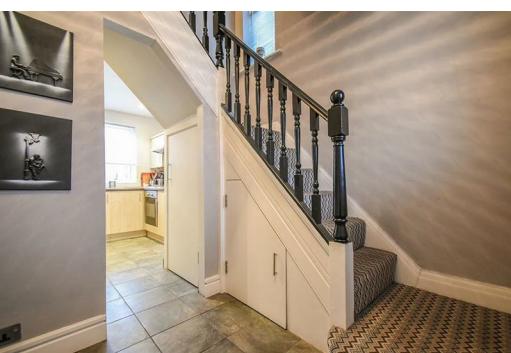
The property briefly comprises of a welcoming entrance hallway, spacious reception room with patio doors leading to the garden and a modern fitted kitchen. To the first floor stand two double bedrooms, a generously sized single bedroom and modern three piece family bathroom suite. Externally there is a driveway to front, concrete patio area with a beautifully laid to lawn garden and storage space to the side of the property.

Call our dedicated Swinton team for more information.

- SEMI DETACHED
- THREE BEDROOMS
- POPULAR LOCATION
- WELL PRESENTED
- OFF ROAD PARKING
- WELL MAINTAINED REAR GARDEN
- MODERN BATHROOM
- VIEWINGS ADVISED
- GREAT TRANSPORT LINKS
- PERFECT FAMILY HOME

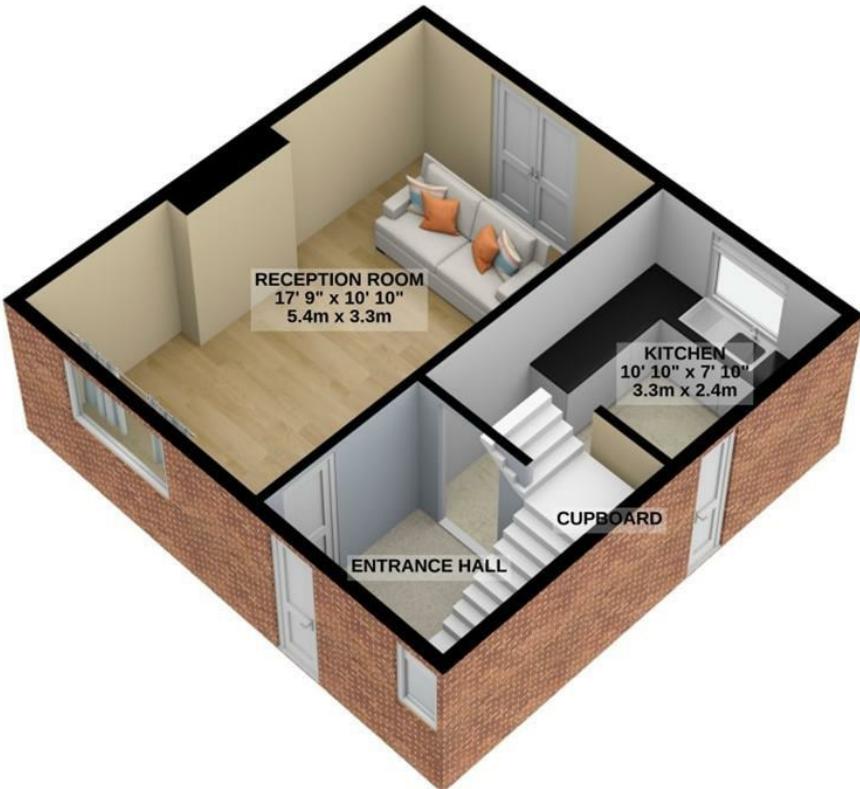
**Offers over £190,000**

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## GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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