

## GARDENS



## FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

## LOCATION

## ENERGY PERFORMANCE CERTIFICATE



**£325,000**

### **18 The Boundary, Clifton, Swinton, Manchester, M27 6WA**

- 4 Bedroom Detached
- 3 Reception Rooms, GCH
- Guest W.C, Utility Room
- Modern Breakfast Kitchen
- Utility Room, Conservatory
- 2 Modern Bathroom, Alarm
- Hot Tub, Gardens, Drive
- Cul De Sac Location

**We are pleased to offer for sale this beautifully presented four double bedroom detached family home with three reception rooms and a conservatory. Situated on a cul de sac within easy access of; Local schools, amenities and the motorway network. Viewing highly**

#### NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

## GROUND FLOOR

### ENTRANCE HALL

### GUEST W.C.

2'11 x 6'5 (0.89m x 1.96m)

### LOUNGE

17'4 x 11'11 (5.28m x 3.63m)

### DINING ROOM

10'8 x 8'2 (3.25m x 2.49m)

### STUDY

6'5 x 7'8 (1.96m x 2.34m)

### MODERN FITTED KITCHEN

9'6 x 13'11 (2.90m x 4.24m)

### BREAKFAST AREA

### UTILITY ROOM

6'1 x 5'8 (1.85m x 1.73m)

### CONSERVATORY

12'0 x 9'7 (3.66m x 2.92m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

16'9 x 12'0 (5.11m x 3.66m)

### EN SUITE

7'2 x 5'0 (2.18m x 1.52m)

### BEDROOM 2

14'2 x 9'2 (4.32m x 2.79m)

### BEDROOM 3

9'8 x 10'5 (2.95m x 3.18m)

### BEDROOM 4

11'7 x 8'3 (3.53m x 2.51m)

### MODERN FAMILY BATHROOM

6'4 x 7'6 (1.93m x 2.29m)

## REAR OF PROPERTY

### DECKED SEATING AREA

### GARDENS

