



Cemetery Road North, Swinton

Manchester



In Excess of £280,000

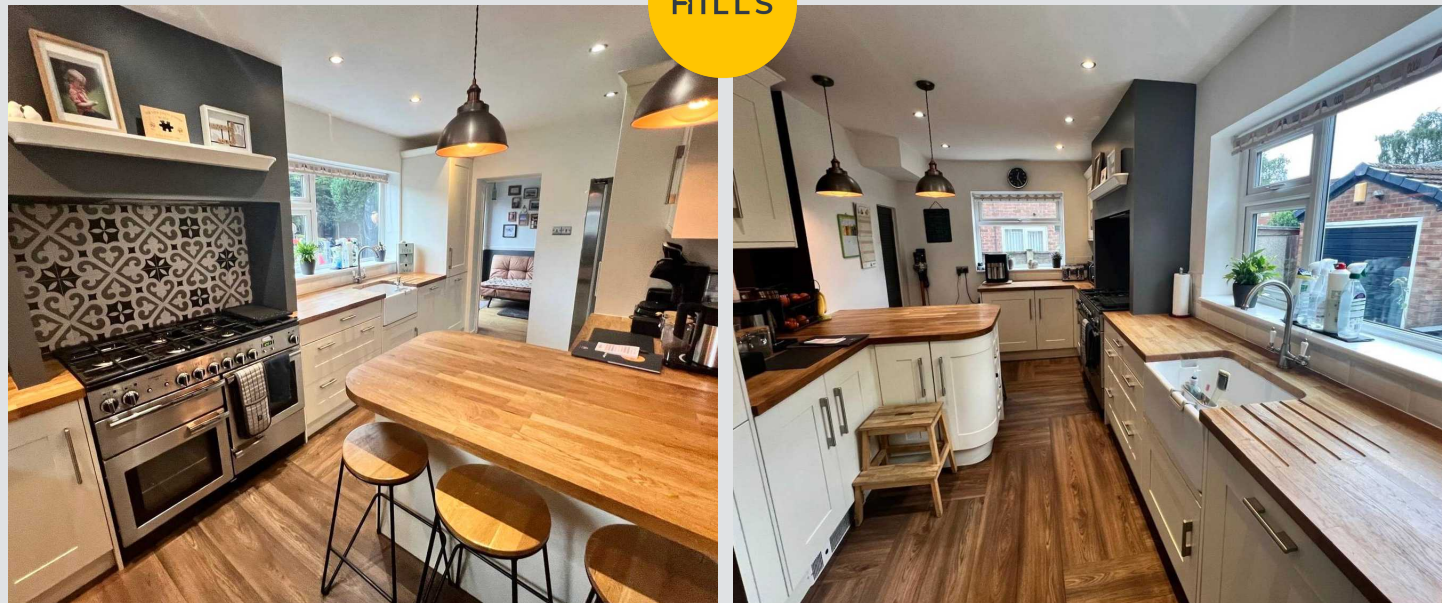
# 113 Cemetery Road North

Swinton, Manchester

\* A PERFECT FAMILY HOME ! \* DECEPTIVELY SPACIOUS & ideally positioned in a DESIRABLE RESIDENTIAL LOCATION, this FABULOUS DETACHED FAMILY HOME features...

Tenure: Leasehold

- STUNNING DETACHED FAMILY HOME
- SPACIOUS MODERN FITTED KITCHEN & BATHROOM
- LARGE WELL MAINTAINED GARDEN TO THE REAR
- IDEALLY LOCATED IN A DESIRABLE RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS, PUBLIC TRANSPORT, MOTORWAY NETWORKS, AND OTHER AMENITIES
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- 3 GENEROUS BEDROOMS
- DETACHED GARAGE & OFF-ROAD PARKING FOR MULTIPLE CARS
- 3 RECEPTION ROOMS



### Porch

Dimensions: 5' 3" x 4' 8" (1.60m x 1.42m). Tiled flooring, upvc door to the front, upvc double glazed window to the side.

### Hall

Dimensions: 5' 5" x 3' 8" (1.65m x 1.12m). Carpeted, ceiling light point, power point, double radiator, hard wood to the front, and alarm controls

### Reception One

Dimensions: 13' 5" x 13' 3" (4.09m x 4.04m). Laminated flooring, ceiling light point, wall light point, power point, tv point, phone point, upvc double glazed to the front, double radiator and a gas fire place.

### Reception Two

Dimensions: 13' 6" x 7' 2" (4.11m x 2.18m). Laminated flooring, ceiling light point, two wall light points, power point, single radiator, upvc double glazed window to the front.

### Reception Three

Dimensions: 9' 9" x 7' 3" (2.97m x 2.21m). Laminated flooring, ceiling light point, power point, tv point, upvc double glazed french doors to the rear and a single radiator.

### Kitchen

Dimensions: 16' 1" x 8' 7" (4.90m x 2.61m). Tiled flooring, spotted ceiling light points, power point, tv point, double radiator, upvc double glazed window to the side, upvc double glazed window to the rear, modern fitted kitchen.

### Landing

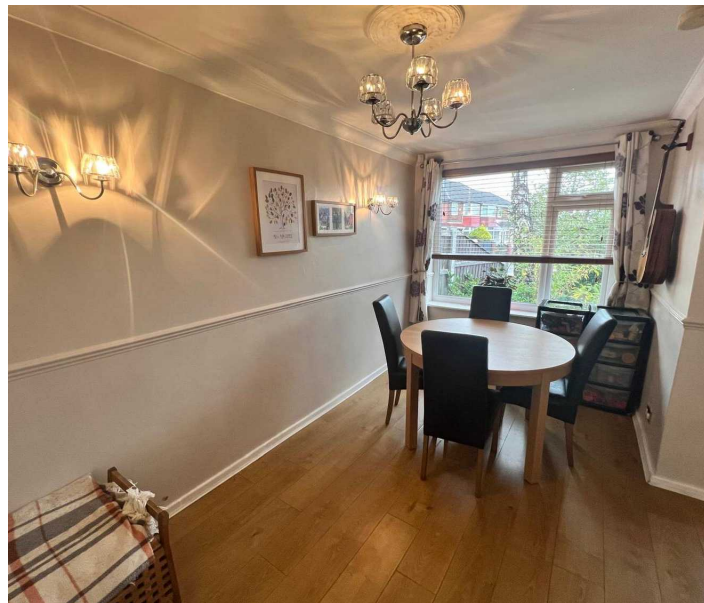
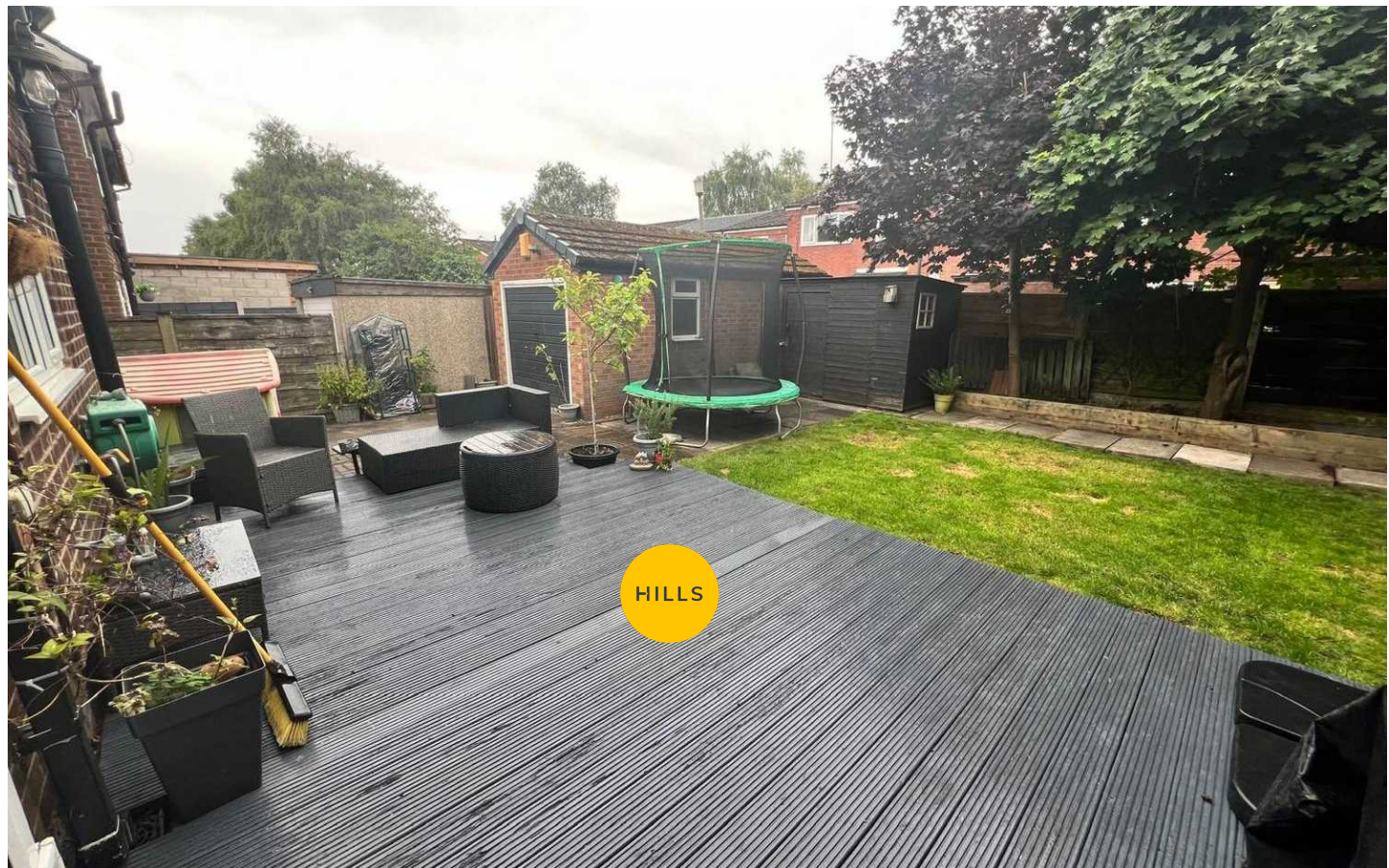
Dimensions: 6' 2" x 5' 8" (1.88m x 1.73m). Carpeted, ceiling light point, access to the loft with pull down ladder, and a upvc double glazed window to the side.

### Bedroom One

Dimensions: 12' 5" x 9' 9" (3.78m x 2.97m). Carpeted, ceiling light point, power point, tv point, upvc double glazed window to the front, single radiator, and a fitted wardrobe.

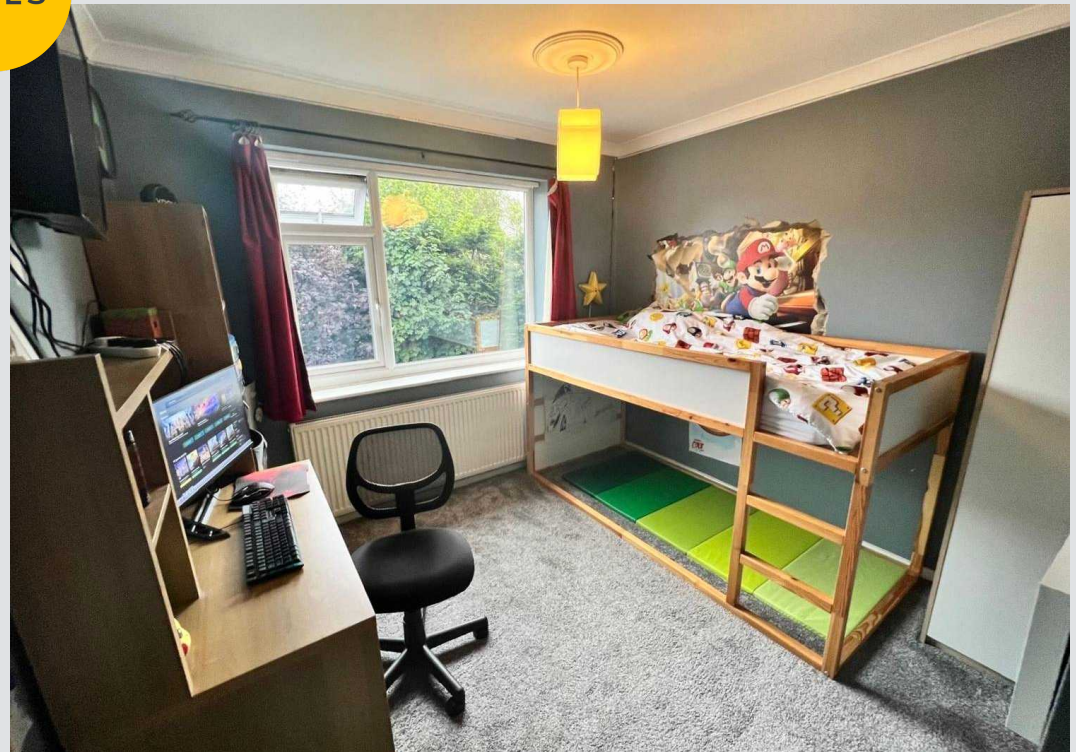
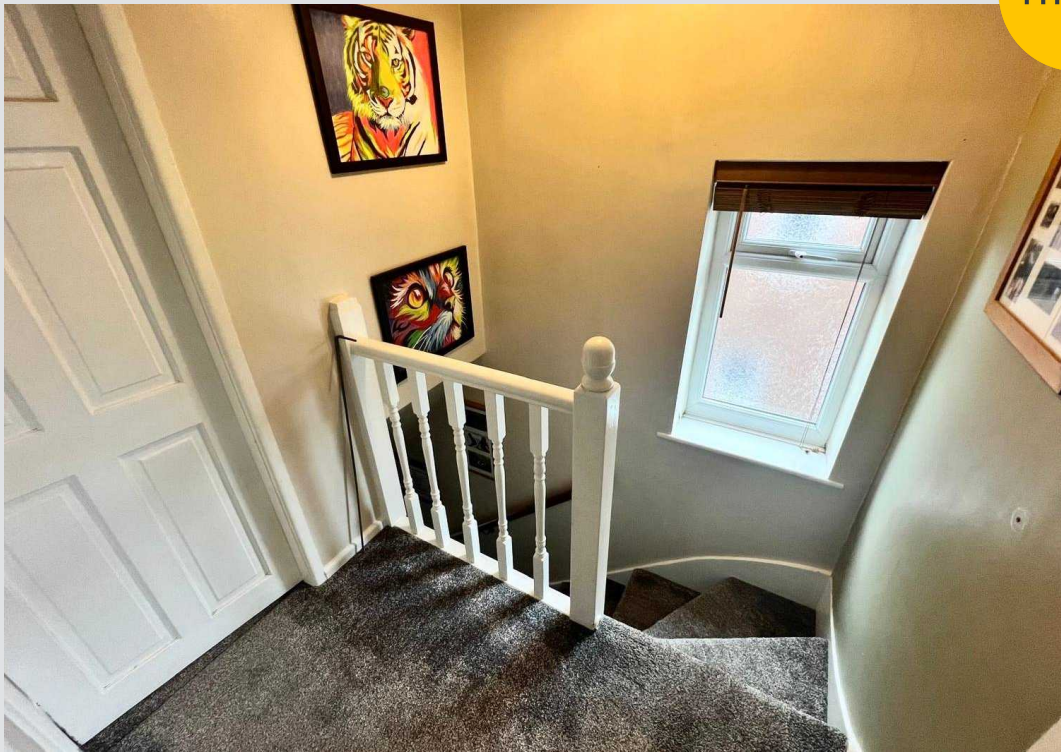
### Bedroom Two

Dimensions: 10' 3" x 9' 9" (3.12m x 2.97m). Carpeted, ceiling light point, power point, tv point, upvc double glazed window to the rear and a single radiator.





HILLS







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