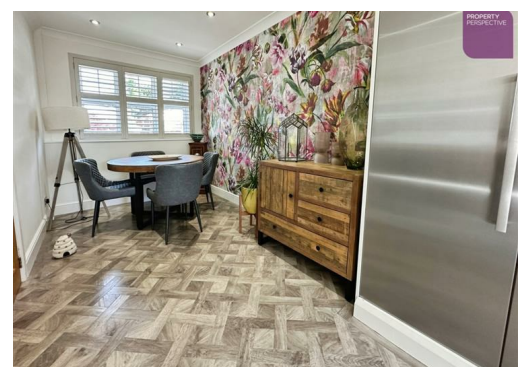




**Lawnswood Park Road, Manchester, M27 5NJ**

**£440,000**

**STUNNING FAMILY HOME!!!** We are delighted to be able to present you this beautifully presented and maintained 3 bedroom detached house, situated in the popular Manchester Suburb of Swinton!



# 34 Lawnswood Park Road, Swinton, Manchester, M27 5NJ

This attractive detached property offers generous living accommodation throughout and is ideal for growing families. The ground floor briefly comprises an entrance hallway, stunning open plan kitchen/diner with bi-fold patio doors leading to the rear garden, dining room/study, WC/cloaks and utility room.

To the first floor are three spacious bedrooms and a modern family bathroom suite. Externally, the property benefits from a driveway providing off-road parking, single garage, front garden and an enclosed rear garden perfect for entertaining with studio/bar.

Located in the popular South Swinton area, the property enjoys convenient access to Manchester city centre, the A580 East Lancashire Road, M60 motorway network, reputable schools and nearby amenities.

FREEHOLD  
COUNCIL TAX BAND - E

## GROUND FLOOR

### Kitchen/diner/family area 20'0" x 20'0" (6.11m x 6.11m)

Karndean flooring with bi-fold patio doors leading to the rear garden and spotlighting. A range of fitted kitchen units, Granite worktops and integrated kitchen appliances, including double oven, hob, hood, fridge-freezer, dishwasher and wine-cooler

### Study/dining room 12'5" x 7'10" (3.79m x 2.41m)

Wood effect karndean flooring with window to the front and blind

### Utility room

Karndean flooring with plumbing for washing machine

### WC/cloaks

Karndean flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 10'5" x 10'4" (3.19m x 3.17m)

Carpet flooring with window to the rear elevation, fitted storage and blind

### Bedroom 9'3" x 14'1" (2.82m x 4.31m)

Carpet flooring with window to the rear elevation and blind

### Bedroom 9'3" x 8'11" (2.84m x 2.74m)

Carpet flooring with window to the side elevation and blind

### Bathroom

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and tiled decor

## EXTERNAL

Enviably corner plot position with wrap-around gardens and gated entrance to a spacious driveway to the front of the property, leading to a single garage. Enclosed rear garden with purpose built bar/cinema room.





