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3 Bed Semi-Detached In Westwood Drive Swinton, Swinton, M27 4JJ £250,000



Ref:17304





SHORT DESCRIPTION

Property Ref: 17304 ****CHAIN FREE**** Three-Bedroom Semi-Detached Home - Westwood Drive, Swinton, M27 A well-presented three-bedroom semi-detached property situated on Westwood Drive in Swinton. The home offers generous living accommodation, including a comfortable living room and separate dining room, providing excellent space for both everyday family life and entertaining. The property features a fitted kitchen with fixed appliances, a modern bathroom, and three bedrooms. Outside, there is a large garden offering plenty of space for families, gardening or outdoor entertaining, together with a private driveway providing convenient off-road parking. Key features: Three-bedroom semi-detached property Spacious living room Separate dining room Fitted kitchen with fixed appliances Modern bathroom Large garden Private driveway Popular Swinton location Property Type: Semi-detached Full selling price: £250000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: D Measurement: 775.002 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway, On street Heating Type: Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free:Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

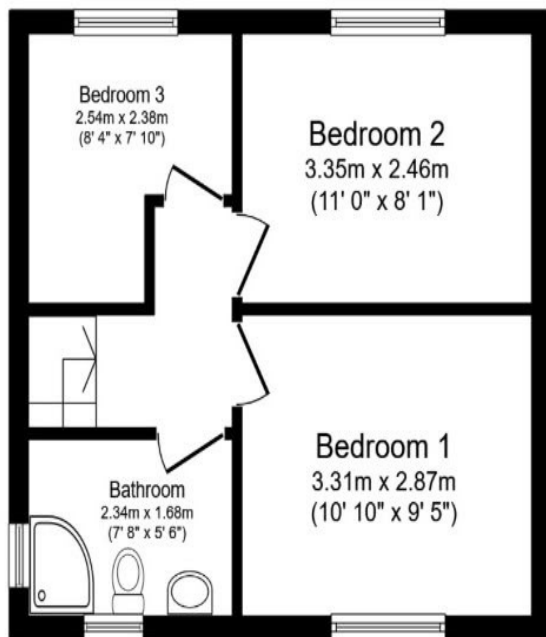
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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