

**FIELDERS WAY, SWINTON
M27 6SL**



- Beautiful, detached family home.
- Private off-road driveway parking
- Versatile space 3, perhaps 4 bedrooms
- Beautiful ensuite and family bathroom.
- Gorgeous kitchen with integrated appliances.
- Minimum 12 month lease
- Deposit of £2,015
- Council tax band E

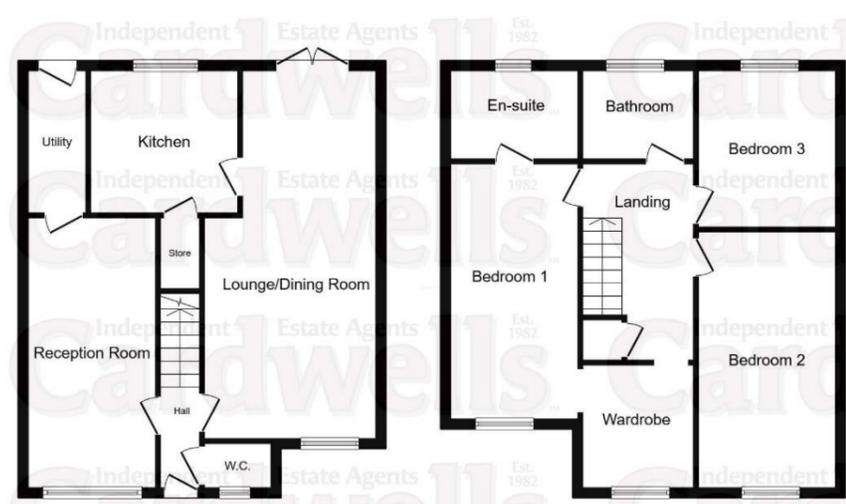


£1,750 PCM

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Superbly presented detached, family size home, situated in a much admired and well regarded development of similar exclusive homes. Positioned within commuting distance of Manchester City centre, Salford city centre, Bolton town centre, and Prestwich/Whitefield. The location is superb for those who travel to work. Luckily, there are popular schools within easy reach, shops, restaurants, sporting clubs, and facilities, and some beautiful countryside nearby. The property is particularly well presented throughout, and the accommodation on offer briefly comprises: entrance hallway, guest, WC, generous, living room with double doors, off to the rear garden, separate family room/dining room, high specification integrated kitchen with matching utility room, first floor landing. The master bedroom enjoys a beautiful three-piece ensuite shower room and also provides access to a versatile room which could be perfect as a dressing room, walk in wardrobe, nursery or possibly a fourth bedroom, access is from both the landing and the master bedroom, there are two additional double bedrooms and a beautiful family bathroom suite. Externally there is private off-road driveway parking in a generous plot which extends to around 0.08 of an acre of the rear gardens being predominantly laid to lawn. There is a superb attention to detail throughout the property and quality and standard of fixtures and fittings is not often found in properties coming to the rental market. There is UPVC double glazing, gas central heating and the security alarm. In the first instance there is a walk through viewing video to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Reception hallway. Quality UPVC double glazed entrance door, superb wood flooring, stairs, off to the first floor.

Guest WC/Powder Room White two piece suite comprising: pedestal, wash, hand basin, and WC, UPVC double glaze window to the front, radiator, quality wood flooring .

Lounge 24' 7" x 11' 6" (7.5m x 3.5m) Measured at maximum points. A beautiful room with UPVC double glazed windows to the front and the side and UPVC double patio doors which open out onto the rear garden to the rear, all of these are fitted with blinds, and there are inset, ceiling, spotlights, neutral decorations, a beautifully detailed fireplace with marble hearth and surround, complete with electric fire, two radiators and the quality flooring to match the hallway.

Family Dining Room 8' 6" x 18' 1" (2.6m x 5.5m) UPVC window to the front with fitted blinds, inset, ceiling, spotlighting, quality flooring, radiator, enclosed modern, RCD, fuse box.

Kitchen 8' 10" x 10' 6" (2.7m x 3.2m) A beautiful, contemporary style, professionally fitted kitchen complete with integrated: dishwasher, fridge/freezer, oven/grill, microwave and electric hob with extractor over. A complimentary range of: drawers, basin, wall cabinets, UPVC window to the rear with fitted blinds, radiator, decorations, inset, ceiling, spot, lighting, door off to the under stairs pantry storage space.

Utility Room 9' 1" x 4' 7" (2.76m x 1.4m) Utility room has been fitted to match with the kitchen with the same high caliber base and wall cabinets. There is a washing machine and dryer concealed, as is the wall mounted, boiler, stainless steel sink and drainer with mixer tap over, stylish ceramic wall, tiling, radiator, UPVC double glazed door off to the rear garden.

First Floor Landing 10' 10" x 5' 11" (3.3m x 1.8m) Quality carpeting, loft access point, neutral decorations, airing cupboard.

Master Bedroom 9' 6" x 13' 5" (2.9m x 4.1m) UPVC window to front with fitted blinds, radiator, neutral decorated walls, quality carpeting, ensuite shower room, and dressing room/bedroom four off

En-suite 7' 3" x 5' 7" (2.215m x 1.7m) A beautiful three-piece shower room finished in a contemporary black trim with black tap and showerhead, three-piece suite, giving oversize, shower area, wash, handbasin/WC, UPVC window, ceramic wall, tiling, radiator, extractor fan.

Dressing Room / Possible Bedroom Four 6' 11" x 7' 3" (2.1m x 2.2m) This room can be accessed via a door from the landing. it's opens directly into the master bedroom. Therefore, it may be suitable for a variety of uses and interpretations possibly, including: dressing room, nursery, walking wardrobe, occasional fourth bedroom. To the front, there is a UPVC window, radiator, neutral decorations.

Bedroom Two 12' 7" x 8' 10" (3.83m x 2.694m) UPVC window to the front, radiator, quality carpet, stylish light fitting.

Bedroom Three 11' 6" x 8' 6" (3.5m x 2.6m) UPVC window to the rear with fitted blinds, radiator, quality carpet, neutrally decorated. At the time of inspection, there is a double bed, frame and mattress in the property, which we will confirm in due course if that is to stay.

Family Bathroom 8' 1" x 5' 7" (2.459m x 1.71m) A modern and stylish three-piece white bathroom suite, comprising bath with waterfall effect tap and fitted shower screen, generous wash hand basin with waterfall style tap and storage space below, WC, ceramic wall, tiling, radiator, UPVC window to the rear.

Rear Garden The rear garden is fully enclosed and is predominantly laid to lawn with a grass area, which sweeps all the way from one side to the other, there are mature trees which enhance the privacy to the rear lighting this is excellent space for children to play.

Parking There is Off-road driveway parking to the front.

Plot Size Cardwells letting agent Swinton pre-marketing research indicates that the overall approximate plot size is circa 0.08 of an acre.

Council Tax The property is set in the borough of Salford and the council tax band is E, the approximate annual price for this is around £2,841.00 based on figures from 2024 to 2025.

Conservation Area Cardwells Letting Agent Swinton pre-marketing research indicates that the property is not within a conservation area.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit The deposit will be registered with the Deposit Protection Service (DPS) and will be for an amount equivalent to five weeks rent.

Tenure Cardwells Letting Agents Swinton pre marketing research shows that the property is Freehold.

Energy Performance Certificate (EPC) Rating The energy performance rating is D.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Swinton on 01617943434, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

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