



39 Sparrow Street, Manchester, M13 9GG  
Offers Over £250,000



**\*\* A CHARMING MID TERRACE RESIDENCE WITH INVITING COURTYARD \*\* NO ONWARD CHAIN \*\*** Set within the popular residential area of Ardwick, this delightful terrace presents an excellent opportunity for first-time buyers seeking a comfortable and well-proportioned home close to Manchester city centre. Spanning approximately 687 square feet, the beautifully presented property has been well maintained by the current owner and is a short distance from Manchester Royal Infirmary, Swinton Grove Park and amenities. This prime location combines the tranquillity of suburban living with the vibrancy of city life, making it a perfect choice for those looking to enjoy the best of both worlds. The immaculate accommodation is warmed by gas central heating and briefly comprises; entrance hall, under stairs storage cupboard, spacious kitchen with appliances, living room with dining area and access to the outside space. Upstairs there are two bright double bedrooms (master with en suite shower room) and a three piece bathroom. Additionally, there is one allocated parking space at the front. EPC Rating (TBC)

- Charming Mid Terrace House
- Ideal for First Time Buyers
- Bathroom + En Suite Shower Room
- Leasehold Property
- Close to Transport Links & Amenities
- Allocated Parking Space to Front
- Two Double Bedrooms
- Well Maintained Rear Courtyard
- Short Distance from Manchester City Centre & Royal Infirmary Hospital
- Gas Central Heating & Understairs Storage Cupboard

