



## 58 Leng Road , Manchester, M40 1WX

**£190,000**

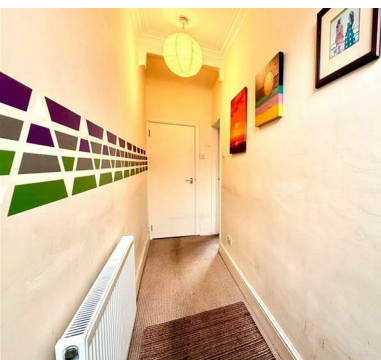


FIRST-TIME BUYERS & INVESTORS – FANTASTIC OPPORTUNITY – TWO BEDROOMS

This beautifully presented two-bedroom mid-terrace home offers the perfect blend of modern style and traditional charm, making it an ideal purchase for first-time buyers and investors alike.

The ground floor features two spacious and inviting reception rooms, perfect for relaxing with family or entertaining guests. The contemporary kitchen offers ample storage and generous workspace, designed to meet all your everyday needs.

To the first floor, you will find two well-proportioned bedrooms along with a modern bathroom, all thoughtfully designed with comfort and practicality in mind.



Hallway

Living room

Dinning room

Kitchen

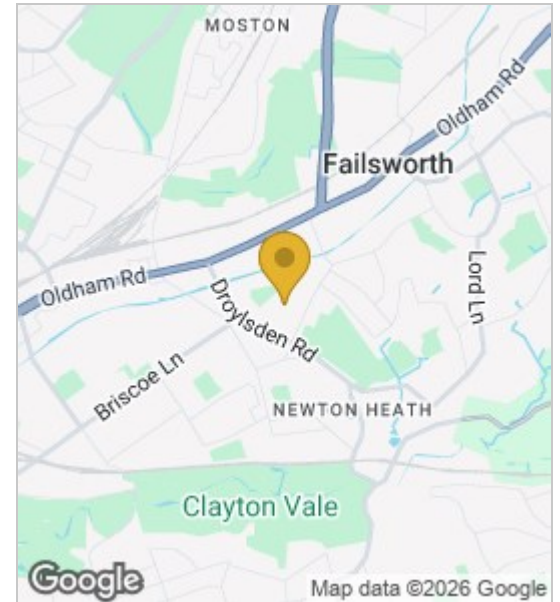
Bedroom 1

Bedroom 2

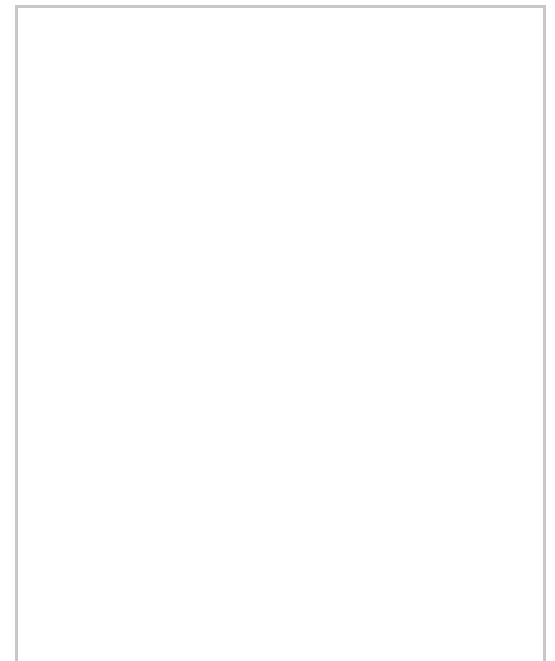
Bedroom 3

Family Bathroom

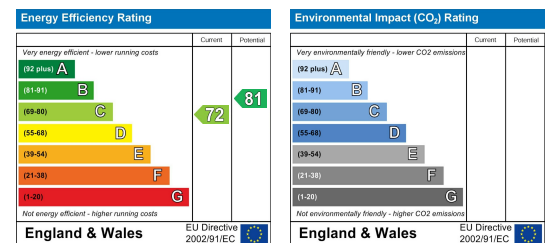
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

