



## 54 Warnford Close

, Manchester, M40 1PT

**Asking Price £210,000**



\*\*\*TWO BEDROOMS\*\*\*CONSERVATORY\*\*\*LARGE CORNER PLOT\*\*\*QUIET CUL-DE-SAC\*\*\*WELL PRESENTED\*\*\*NO CHAIN\*\*\*

Cousins Estate Agents are delighted to present this charming two-bedroom home, situated on the ever-popular Warnford Close in Manchester. Located within a quiet cul-de-sac, the property enjoys a peaceful setting with a strong sense of community, making it an ideal choice for families, first-time buyers, or those looking to downsize.

The accommodation offers two well-proportioned bedrooms along with a spacious living area that flows into a bright conservatory, creating a welcoming and versatile space ideal for both everyday living and entertaining. The layout provides excellent natural light and a comfortable atmosphere throughout.

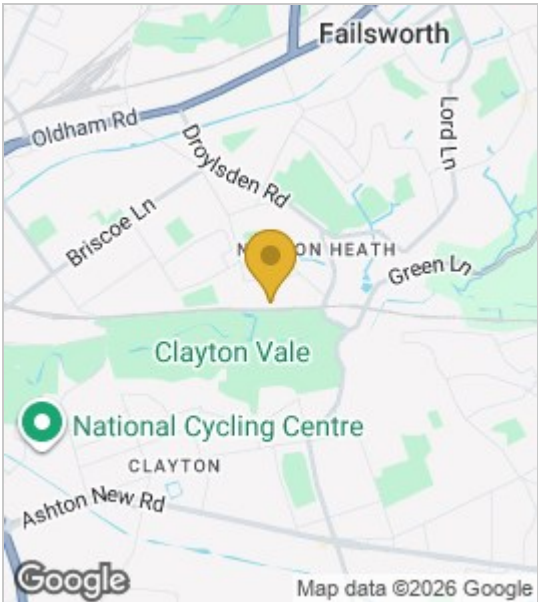
One of the standout features of this property is the larger-than-average corner plot, with large driveway. This generous outdoor space is perfect for children to play, keen gardeners, or those who enjoy hosting summer barbecues and outdoor gatherings.



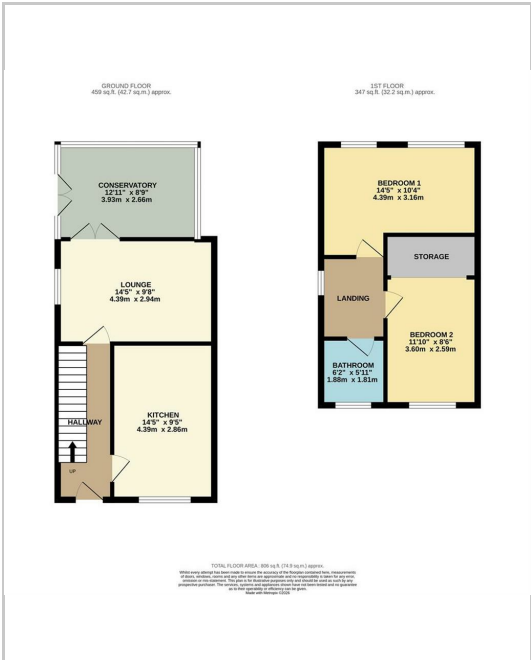


- Living room
- Kitchen
- Conservatory
- Bedroom 1
- Bedroom 2
- Family Bathroom

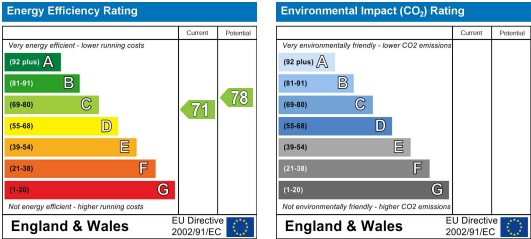
Area Map



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.

