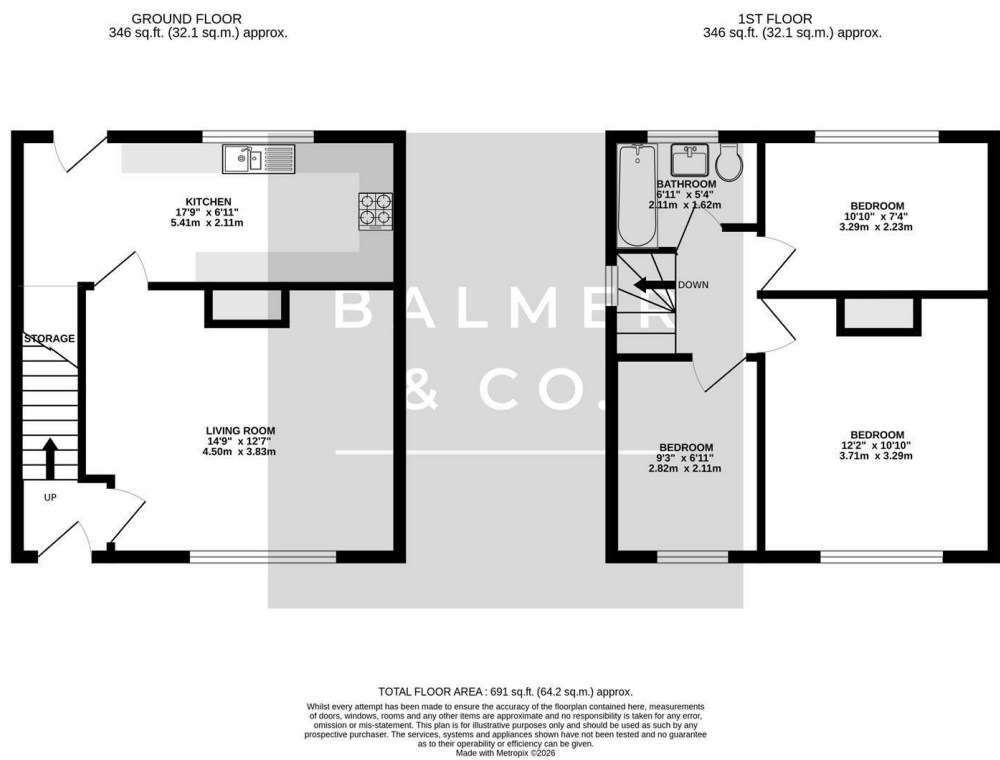


Wordsworth Road, Swinton, M27 0SN
Offers Over £220,000



BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom end terraced property, located on Wordsworth Road in Swinton. Well presented throughout and conveniently placed for access to the East Lancashire Road, it would be perfect for those looking to be close to Manchester city centre. The ground floor comprising in brief; entrance, living room and a modern fitted kitchen. To the first floor are three bedrooms, one currently used as an office and a three piece family bathroom suite. Externally the property is elevated to the front with off road parking. To the rear is a split level garden with both lawn and artificial lawned areas. Early viewings highly recommended, all enquiries welcome.

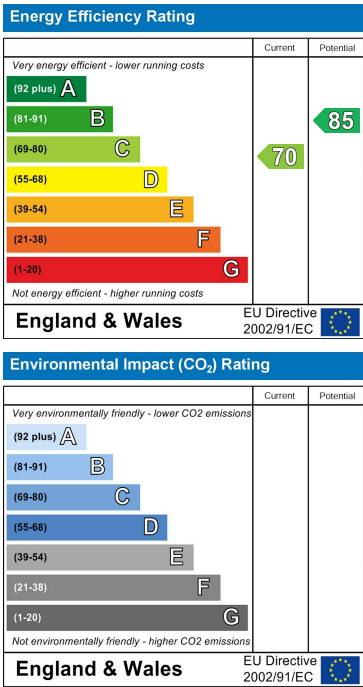
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.