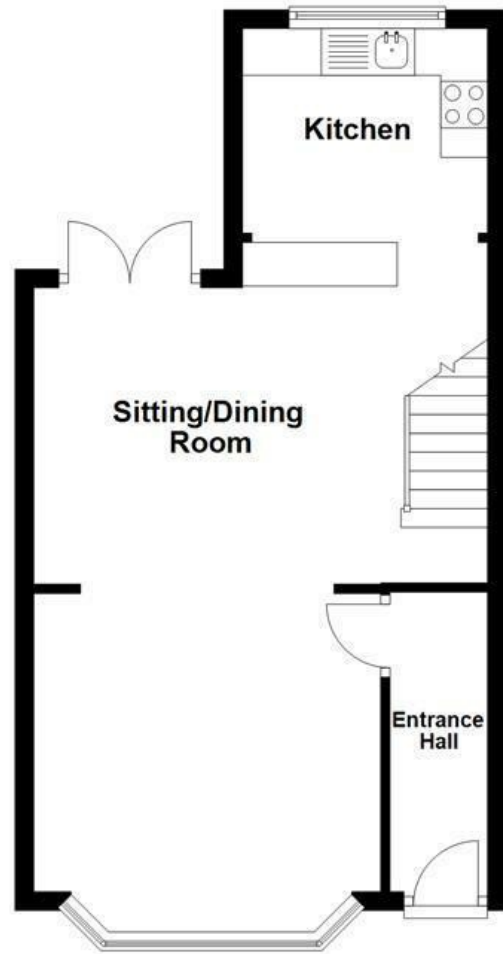


Ground Floor
Approx. 57.8 sq. metres (622.4 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.5 sq. feet)



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

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.

Cheetham Road, Manchester, M27 4UQ

Offers Over £200,000

Nestled on Cheetham Road in the charming area of Swinton, Manchester, this delightful end terrace home presents an ideal opportunity for first-time buyers or growing families seeking a comfortable and spacious living environment.

Upon entering, you are welcomed by a generous entrance hall that leads seamlessly into a large open-plan reception room, dining area, and kitchen. This layout is perfect for modern living, allowing for easy interaction and entertaining. The French doors at the rear of the property invite natural light and provide a lovely view of the rear garden, creating a serene space for relaxation or outdoor gatherings.

The first floor boasts three well-proportioned bedrooms, offering ample space for family members or guests. Additionally, a fitted bathroom completes this level, ensuring convenience for daily routines.

This property not only offers a warm and inviting atmosphere but also benefits from its location, which is well-connected to local amenities and transport links. Whether you are looking to settle down or invest in a family home, this end terrace house is a wonderful choice that combines comfort, style, and practicality.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Cheetham Road, Manchester, M27 4UQ

Offers Over £200,000



- Three Bedrooms
- Ready To Move In To
- Low Maintenance Exterior
- Council Tax Band A
- Open Plan Kitchen/Living Space
- Perfect For First Time Buyers
- Three Piece Bathroom Suite
- Modern Throughout
- Viewing Essential
- EPC Rating E

Entrance

Hallway

10'6 x 3'5 (3.20m x 1.04m)

Reception Room/Dining Room

21'2 x 12'2 (6.45m x 3.71m)

Kitchen

8'7 x 8'9 (2.62m x 2.67m)

First Floor

Bedroom One

16'2 x 9'9 (4.93m x 2.97m)

Bathroom

4'2 x 10'7 (1.27m x 3.23m)

Bedroom Two

10'7 x 7'4 (3.23m x 2.24m)

Bedroom Three

9'3 x 8 (2.82m x 2.44m)

External

Front

Rear



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