



# Manchester Road, Manchester, M27 4FH Offers Over £280,000

ENVIABLE THREE BEDROOM END TERRACE HOME IN THE HEART OF SWINTON

Located on Manchester Road in the vibrant area of Swinton, this charming end-terrace house presents an excellent opportunity for families and first-time buyers alike. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living. The two spacious living areas provide a perfect setting for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed to the fullest.

The contemporary kitchen is designed with modern living in mind, featuring sleek finishes and ample storage, making it a delightful space for culinary enthusiasts. The large, modern family bathroom adds to the appeal, providing a stylish and functional area for daily routines.

One of the standout features of this property is the expansive rear garden, which is low maintenance and ideal for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is perfect for families with children or pets, offering a safe and enjoyable environment.

Situated in a convenient town location, the property benefits from excellent transport links, making commuting and accessing local amenities a breeze. Whether you are looking for a great family home or a solid investment as a first-time buyer, this house on Manchester Road is sure to meet your needs. With its blend of space, modern features, and a fantastic location, this property is not to be missed.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 45                      | 71        |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  E

- Exceptional Mid Terrace Property
  - Modern Three Piece Bathroom Suite
  - On Street Parking
  - EPC Rating E
- Three Double Bedrooms
  - Perfect Family Home
  - Tenure Leasehold
- Spread Across Four Floors
  - Spacious Rear Garden
  - Council Tax Band A

Ground Floor

Entrance Hall

15'5 x 3'4 (4.70m x 1.02m )

UPVC double glazed frosted front door, central heating radiator, coving, wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'11 x 11'3 (3.63m x 3.43m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose and gas fire with wooden mantel.

Reception Room Two

13'7 x 12'0 (4.14m x 3.66m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, open fireplace with tiled surround, wood effect laminate flooring, open to kitchen and door to stairs to lower ground floor.

Kitchen

10'6 x 9'5 (3.20m x 2.87m )

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, PVC splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC door to rear.

Lower Ground Floor

Cellar

14'10 x 14'3 (4.52m x 4.34m )

UPVC double glazed window, central heating radiator, power and lighting.

First Floor

Landing

19'11 x 4'7 (6.07m x 1.40m)

Doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'3 x 12'0 (4.65m x 3.66m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

13'8 x 9'11 (4.17m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bathroom

10'5 x 8'10 (3.18m x 2.69m)

Two UPVC double glazed frosted windows, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed rainfall shower, fitted storage, partially tiled elevations and wood effect lino flooring.

Second Floor

Bedroom Three

15'8 x 13'7 (4.78m x 4.14m)

Two Velux windows, central heating radiator, smoke detector, spotlights and eave storage.

External

Rear

Enclosed garden with artificial lawn, paving and stone chippings.

Front

Paved forecourt with stone chippings.

