



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Charles Street, Manchester, M27 9UG

Offers Over £170,000

WELL-KEPT TWO-BEDROOM TERRACE IN MANCHESTER

Located on the charming Charles Street in Swinton, Manchester, this well-kept house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a generous reception room, perfect for both relaxation and entertaining guests. The well-designed kitchen and dining area seamlessly connect to a practical utility room, making daily chores a breeze and providing ample space for family meals.

The house features two well-proportioned bedrooms, each equipped with fitted storage to maximise space and organisation. The well-appointed bathroom adds to the overall appeal, ensuring that both functionality and comfort are at the forefront of this delightful home.

Additionally, the property includes a rear garage, providing convenient storage or parking options. This house is not just a place to live; it is a sanctuary that combines practicality with a

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- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 2'9 (1.04m x 0.84m)

Reception Room

14'0 x 12'10 (4.27m x 3.91m)

Kitchen

14'0 x 10'8 (4.27m x 3.25m)

Utility

4'6 x 4'1 (1.37m x 1.24m)

First Floor

Landing

5'8 x 5'7 (1.73m x 1.70m)

Bedroom One

14'0 x 12'10 (4.27m x 3.91m)

Bedroom Two

10'8 x 8'5 (3.25m x 2.57m)

Shower Room

7'11 x 5'3 (2.41m x 1.60m)

Garage

12'11 x 9'2 (3.94m x 2.79m)



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