



## Ellesmere Street, Manchester, M27 0JT

£190,000

SPACIOUS TWO-BEDROOM TERRACE IN SWINTON

Nestled on Ellesmere Street in the charming area of Swinton, Manchester, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With two inviting reception rooms, the property boasts a seamless connection between the main living area and the dining space, creating an ideal setting for both relaxation and entertaining.

The additional sitting room, conveniently located next to the kitchen, presents a versatile option that could easily serve as a third bedroom or a cosy study, catering to your individual needs. The two well-proportioned double bedrooms provide ample space for rest and relaxation, ensuring a peaceful retreat at the end of the day.

The beautifully tiled bathroom adds a touch of elegance, making it a lovely space for your daily routines. Outside, the low-maintenance rear yard offers a private outdoor area, perfect for enjoying a morning coffee or hosting summer barbecues without the hassle of extensive upkeep.

This property is not only a wonderful home but also a fantastic opportunity for those seeking a comfortable lifestyle in a vibrant community. With its thoughtful layout and convenient location, this mid-terrace house is sure to appeal to a variety of buyers. Don't miss the chance to make this charming residence your own.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(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.

# Ellesmere Street, Manchester, M27 0JT

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- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Four Piece Bathroom
- Tenure: Leasehold
- Two Reception Rooms And Study
- Enclosed Rear Yard
- Council Tax Band: A

## Ground Floor

### Hall

15'3 x 3'4 (4.65m x 1.02m)

Composite double glazed frosted entrance door, central heating radiator, coving, stairs to first floor and door to reception room two.

### Reception Room Two

13'10 x 11'3 (4.22m x 3.43m)

UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, electric fire, marble effect hearth and surround, wood mantel, under stairs storage, open access to reception room one and door to kitchen.

### Reception Room One

12'1 x 10'6 (3.68m x 3.20m)

UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, electric fire, marble effect hearth and surround, wood mantel and alcove storage.

### Kitchen

12'3 x 6'10 (3.73m x 2.08m)

Two UPVC double glazed leaded windows, coving, wall and base units, laminate worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for dryer, plumbing for dishwasher, space for fridge freezer, boiler, wood effect flooring and door to rear hall.

### Rear Hall

2'11 x 2'11 (0.89m x 0.89m)

Coving, wood effect flooring, doors to WC and study and UPVC double glazed frosted leaded door to rear.

### WC

3'5 x 2'10 (1.04m x 0.86m)

Dual flush WC, extractor fan, part tiled elevation and wood effect flooring.

### Study

8'4 x 6'1 (2.54m x 1.85m)

UPVC double glazed window, central heating radiator and coving.

## First Floor

## Landing

13'11 x 5'1 (4.24m x 1.55m)

Smoke alarm, coving and doors to two bedrooms and bathroom.

### Bedroom One

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed leaded window, central heating radiator and coving.

### Bedroom Two

13'11 x 8'9 (4.24m x 2.67m)

UPVC double glazed leaded window, central heating radiator, coving and loft access.

## Bathroom

12'2 x 7 (3.71m x 2.13m)

UPVC double glazed leaded frosted window, central heating radiator, coving, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, electric feed shower in enclosure, tiled elevations and tile effect flooring.

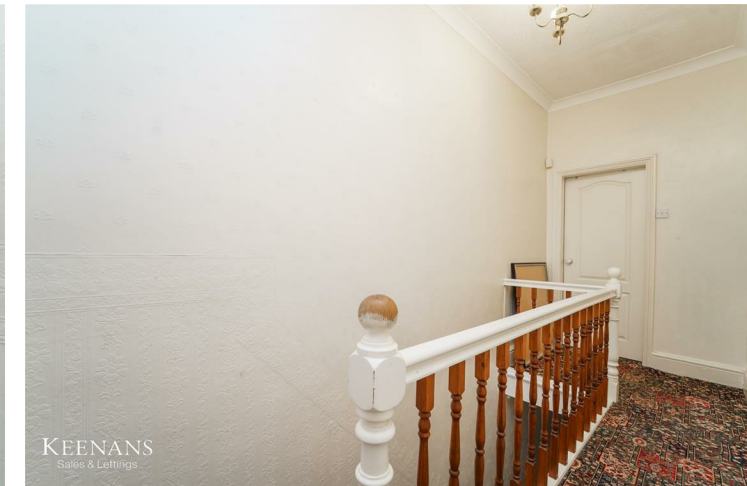
## External

### Front

Paved courtyard.

### Rear

Enclosed yard, decking, gravel chips, bedding area, storage shed and gated access to rear.



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