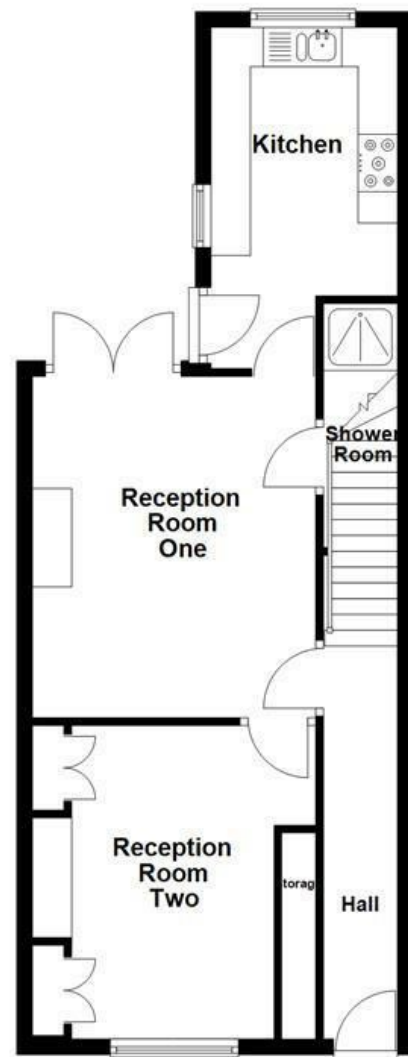
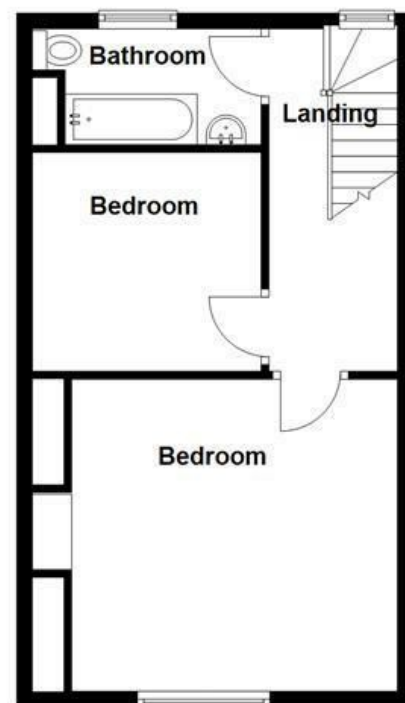


Ground Floor



First Floor



## Chapel Road, Manchester, M27 0HF

### £220,000

TWO-BEDROOM TERRACE IN SWINTON

Nestled on Chapel Road in the vibrant area of Swinton, Manchester, this charming house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that seamlessly connects to a second generously sized reception room on the ground floor, providing an ideal space for relaxation or entertaining guests. The addition of a convenient downstairs shower room enhances the usability of the home, making it perfect for families or those who enjoy hosting.

The well-proportioned kitchen is a true highlight, offering ample space for culinary creations and family gatherings. Ascending to the upper level, you will find two bedrooms and a bathroom, ensuring that there is plenty of room for everyone.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This property is not only practical but also well-situated, making it an excellent choice for those seeking a comfortable home in a lively community, within close proximity to well regarded schools. Whether you are a first-time buyer or looking to invest, this house on Chapel Road presents a wonderful opportunity to create lasting memories in a welcoming environment.

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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		
<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.



# Chapel Road, Manchester, M27 0HF

## £220,000



- Tenure Leasehold
  - On Street Parking
  - Virewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Generously Sized Bedrooms
  - Abundance Of Indoor Space
- EPC Rating TBC
  - Ideal First Time Buy Or investment Opportunity
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Hardwood door to hall.

#### Hall

14'4 x 3'1 (4.37m x 0.94m)

Central heating radiator, coving, picture rail, wood effect lino flooring, door to reception room and stairs to first floor.

#### Reception Room One

14'3 x 11'10 (4.34m x 3.61m)

Central heating radiator, coving, log burner, doors to kitchen, shower room, reception room two and UPVC double glazed French doors to rear.

#### Reception Room Two

13'1 x 10'8 (3.99m x 3.25m)

UPVC double glazed window, central heating radiator, coving, integrated wardrobe and integrated storage.

#### Shower Room

10'2 x 2'6 (3.10m x 0.76m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with jets, extractor fan, PVC elevations, spotlights and tiled effect flooring.

#### Kitchen

14'3 x 7'10 (4.34m x 2.39m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktop, tiled splash backs, integrated oven with five ring gas hob, extractor hood, plumbed for washing machine, space for dryer, space for dishwasher and fridge freezer, spotlights, tiled effect lino flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

14'3 x 4'11 (4.34m x 1.50m)

UPVC double glazed frosted window, loft access, doors to two bedrooms and bathroom.

#### Bedroom

14'4 x 13' (4.37m x 3.96m)

UPVC double glazed window, central heating radiator and part wood effect lino flooring.

#### Bedroom

9' x 9'8 (2.74m x 2.95m)

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

#### Bathroom

9'8 x 4'9 (2.95m x 1.45m)

UPVC double glazed window, central heating radiator, low flush WC, pedestal wash basin, panel bath, electric feed shower, integrated storage, tiled elevation and tiled effect flooring.

### External

#### Front

Paved courtyard.

#### Rear

Enclosed paved yard.



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