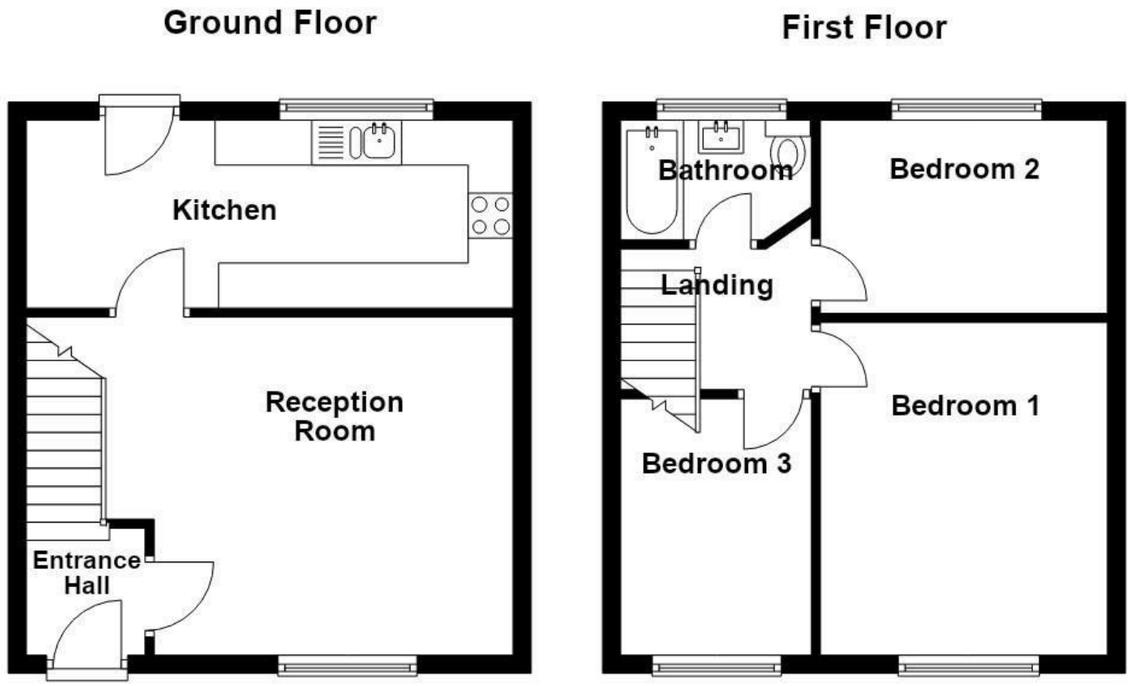
Keenans



Total area: approx. 64.5 sq. metres (694.0 sq. feet)









Wordsworth Road, Manchester, M27 0SN

Offers Over £220,000

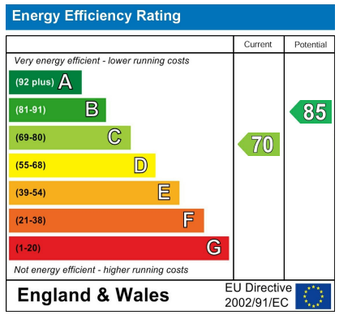
A MODERN THREE BEDROOM SEMI DETACHED PROPERTY

Nestled on the charming Wordsworth Road in Swinton, Manchester, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you approach the home, you will be greeted by a paved driveway, providing ample off-road parking and enhancing the property's curb appeal. Step inside to discover a spacious kitchen that is perfect for culinary enthusiasts and family gatherings alike. The kitchen flows seamlessly into a generous reception room, creating an inviting atmosphere for entertaining guests or enjoying quiet evenings at home.

The layout of the house is designed to maximise space and light, making it a warm and welcoming environment. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The surrounding area is well-connected, with local amenities, schools, and parks just a short distance away, making it a convenient choice for everyday living.

This property on Wordsworth Road is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising location, this home presents an excellent opportunity. Do not miss the chance to make this lovely semi-detached house your own.



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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www.keenans-estateagents.co.uk

Wordsworth Road, Manchester, M27 0SN

Offers Over £220,000

3 | 1 | 1 | C

- Fantastic Semi Detached Property
- Modern Kitchen
- Driveway For Off Road Parking
- Tenure Freehold
- Three Spacious Bedrooms
- Fantastic Low Maintanance Rear Garden
- EPC Rating C
- Stylish Lounge
- Stunning Family Home In A Desirable Location In Swinton
- Council Tax Band A

Ground Floor

Entrance
UPVC double glazed door to hall.

Hall
4'4 x 3'6 (1.32m x 1.07m)

Central heating radiator, wood effect laminate flooring, door to reception room, stairs to first floor.

Reception Room
14'5 x 12'4 (4.39m x 3.76m)

UPVC double glazed window, central heating radiator, spotlights, TV point, storage, wood effect laminate flooring, door to the kitchen.

Kitchen
17'9 x 6'9 (5.41m x 2.06m)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units, solid wood surface, stainless steel one and one half bowl sink and drainer with mixer tap, four ring gas burner hob, extractor hood, electric oven, space for fridge freezer, spotlights, wood effect laminate flooring, UPVC double glazed door to rear.

First Floor

Landing
6'6 x 6 (1.98m x 1.83m)

UPVC double glazed window, smoke alarm, spotlights, loft access, doors to three bedrooms and bathroom.

Bedroom One
12'4 x 10'9 (3.76m x 3.28m)

UPVC double glazed window, central heating radiator.

Bedroom Two
10'9 x 7 (3.28m x 2.13m)

UPVC double glazed window, central heating radiator.

Bedroom Three
9'2 x 6'7 (2.79m x 2.01m)

UPVC double glazed window, central heating radiator

Bathroom
6'7 x 5'4 (2.01m x 1.63m)

UPVC double glazed window, central heating towel rail, dule flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed over head shower, part tiled elevations and tiled effect lino flooring.

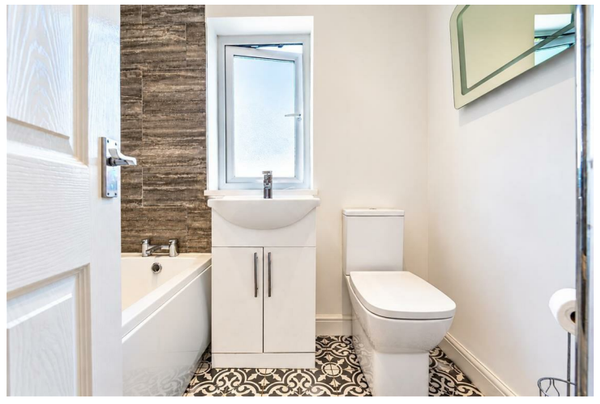
External

Rear
Enclosed artificial grass and stone flagging garden with stone steps.

Front
Stone flagged driveway.











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