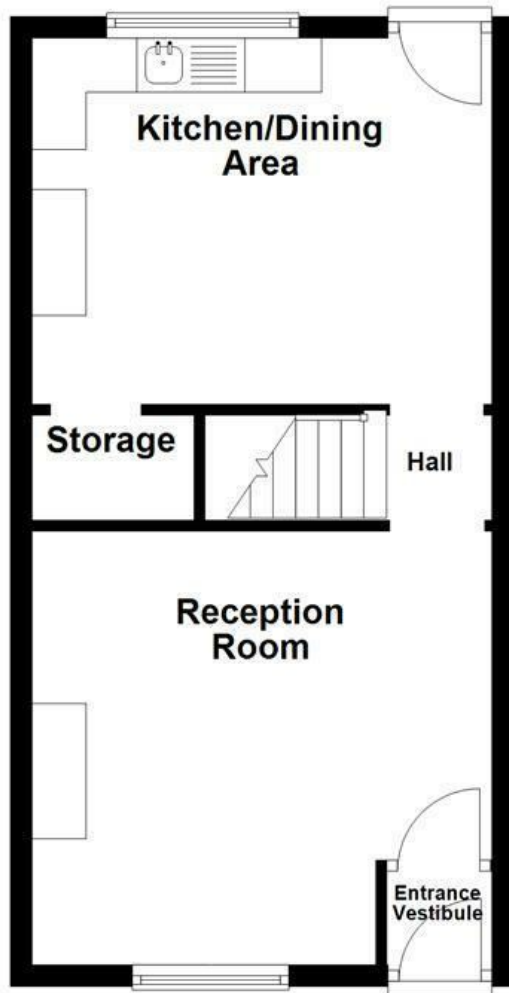
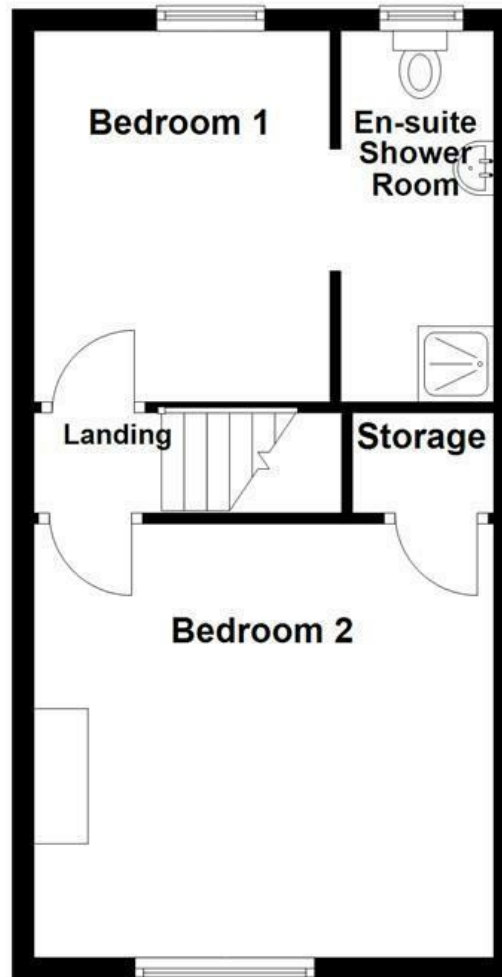



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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.

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Wellington Road, Manchester

£160,000

TWO BEDROOM MID TERRACED PROPERTY - IDEAL INVESTMENT OPPORTUNITY
 Situated on Wellington Road in the vibrant area of Swinton, Manchester, this property is ideal for investors alike. The property boasts two generously sized bedrooms, providing a comfortable atmosphere that is perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is designed with practicality in mind, featuring enough space for a dining table and a well-maintained shower room, ensuring comfort and convenience for its residents.

Outside, the house is complemented by a garden fronted courtyard, which an enclosed paved yard space offers further potential for outdoor living, whether for a BBQ or a quiet garden.

This property is bursting with potential and is an ideal investment opportunity. With a combination of space, light, and outdoor areas, this mid-terraced house is a must-see.

Wellington Road, Manchester, M27 4BG

£160,000



- Tenure Freehold
- On Street Permit Parking
- Ideal Investment Opportunity
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- Bursting With Potential
- EPC Rating D
- Main Bedroom With Access To The En Suite Shower Room
- Enclose Ample Rear Yard Space

Ground Floor

Entrance Vestibule

3'3 x 2'9 (0.99m x 0.84m)

Hall

14' x 3'2 (4.27m x 0.97m)

Reception Room

14' x 13'2 (4.27m x 4.01m)

Kitchen/Dining Area

14' x 11'1 (4.27m x 3.38m)

First Floor

Landing

14' x 3'2 (4.27m x 0.97m)

Bedroom One

11'1 x 9' (3.38m x 2.74m)

En Suite Shower Room

11'1 x 4'5 (3.38m x 1.35m)

Bedroom Two

14' x 13'1 (4.27m x 3.99m)



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