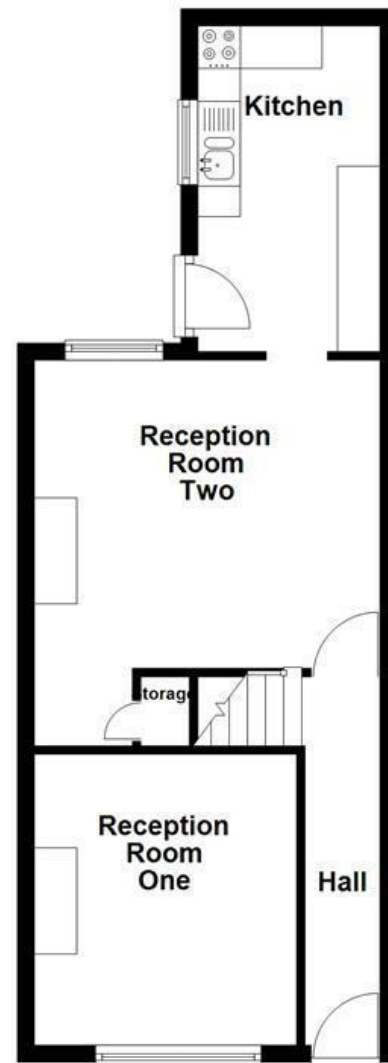
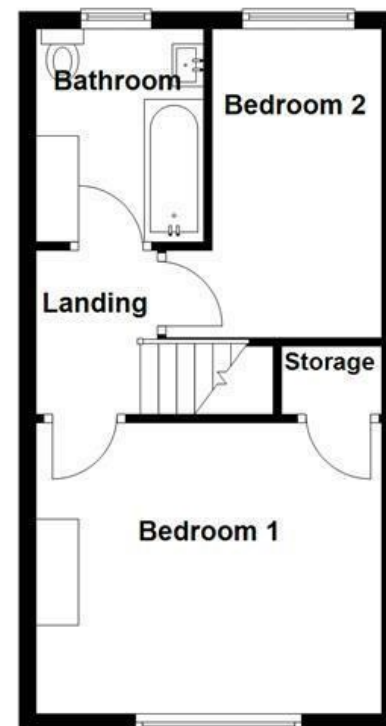


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Townsend Road, Manchester, M27 6ED

Offers Over £200,000

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Located on Townsend Road in the charming area of Pendlebury, Swinton, Manchester, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

As you enter, you will find a modern kitchen that is both stylish and functional, perfect for preparing meals and entertaining guests. The house features two inviting living areas, allowing for versatile use of space, whether for family gatherings or quiet evenings in. The family bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this property is the spacious rear yard, which offers a wonderful outdoor space for gardening, barbecues, or simply enjoying the fresh air. The front of the house is also well-presented, adding to the overall appeal of the property.

With a modern and neutral decor throughout, this home is ready for you to move in and make it your own. Whether you wish to add your personal touch or simply enjoy the comfortable living space as it is, this property is a fantastic canvas for your ideas.

Townsend Road, Manchester, M27 6ED

Offers Over £200,000

 **2**  **1**  **2**  **C**

- Two Double Bedrooms
 - Modern Kitchen
 - On Street Parking
 - Viewing Essential
- Spacious Rear Yard And Garden Fronted
 - Council Tax Band A
 - Ready To Move Into
- Tenure Leasehold
 - EPC Rating C
 - Ideal First Time Buy Or Investment Opportunity

Ground Floor

Entrance

UPVC frosted door to hall.

Hall

12'4 x 2'10 (3.76m x 0.86m)

Central heating radiator, smoke alarm, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

Reception Room One

11'3 x 10'2 (3.43m x 3.10m)

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

Reception Room Two

14'11 x 13'4 (4.55m x 4.06m)

UPVC double glazed window, central heating radiator, under stairs storage, open doorway to kitchen and wood effect laminate flooring.

Kitchen

12'7 x 7'1 (3.84m x 2.16m)

UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, spotlights, UPVC frosted door to rear and tiled floor.

First Floor

Landing

6'9 x 4' (2.06m x 1.22m)

Loft access, spotlights, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'7 x 11'9 (4.14m x 3.58m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 6' (2.51m x 1.83m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath, direct feed overhead shower, spotlights, extractor fan, part tiled elevation and tiled floor.

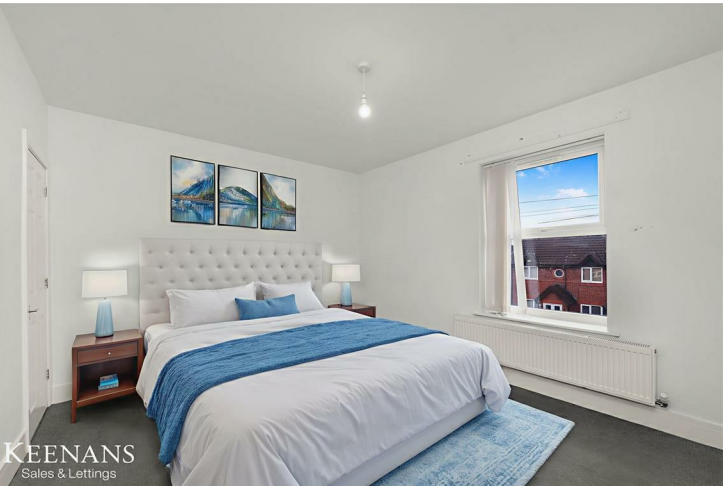
External

Rear

Enclosed Indian stone paving, artificial grass and stone chippings.

Front

Paving and stone chippings.



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