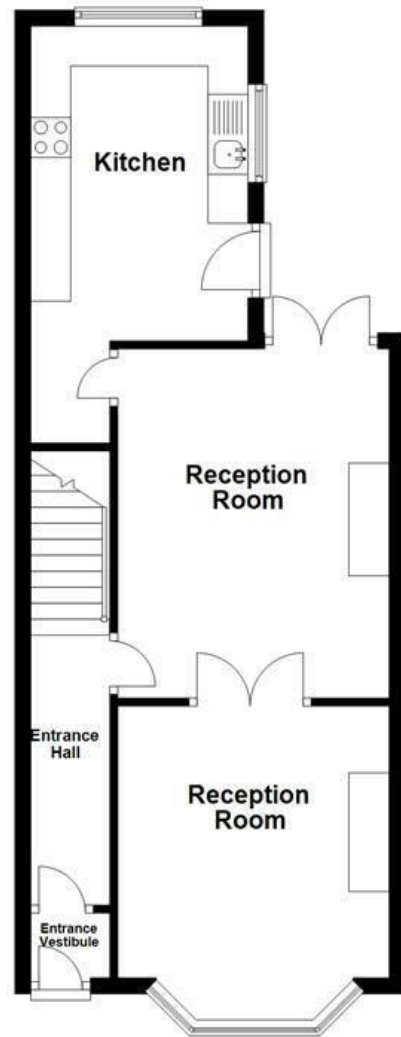


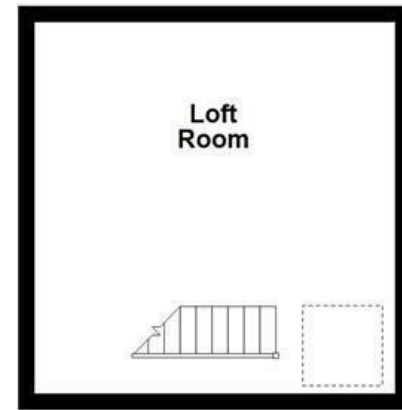
Ground Floor
Approx. 46.7 sq. metres (502.8 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.4 sq. feet)



Second Floor
Approx. 21.0 sq. metres (226.2 sq. feet)



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

Douglas Street, Manchester, M27 4UJ

Offers Over £240,000

Nestled on the charming Douglas Street in Swinton, Manchester, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample space for comfortable living, and an additional loft room offers versatility for use as a study, playroom, or guest accommodation.

The interior of the home is modern throughout, featuring contemporary finishes that create a welcoming atmosphere. The newly landscaped gardens provide a lovely outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

Situated in an ideal location, this property is conveniently close to a variety of amenities, including shops, cafes, and parks. Families will appreciate the proximity to excellent schooling options, making it a perfect choice for those with children.

This charming home on Douglas Street is not just a property; it is a place where memories can be made. With its modern features, spacious layout, and prime location, it is sure to attract interest from a wide range of potential buyers or renters. Do not miss the chance to make this lovely house your new home.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience. For the purpose of transparency, the owner of this property is either an employee or a relation to an employee of Keenans Estate Agents.

Douglas Street, Manchester, M27 4UJ

Offers Over £240,000



- EPC RATING TBC
- TERRACED HOUSE
- MODERN THROUGHOUT
- IDEAL FAMILY HOME
- COUNCIL TAX BAND B
- THREE BEDROOMS
- NEWLY LANDSCAPED GARDENS
- TENURE TBC
- EXTRA LOFT SPACE
- VIEWING ESSENTIAL

Entrance

Ground Floor

Entrance Vestibule
3'03 x 2'08 (0.99m x 0.81m)

Hallway
17'03 x 3'02 (5.26m x 0.97m)

Reception Room One
14'04 x 11'09 (4.37m x 3.58m)

Reception Room Two
11'02 x 11'02 (3.40m x 3.40m)

Kitchen
12'11 x 8'11 (3.94m x 2.72m)

First Floor

Landing
22'08 x 4'11 (6.91m x 1.50m)

Bedroom One
14 x 8'08 (4.27m x 2.64m)

Loft Room
14'10 x 15'3 (4.52m x 4.65m)

Bedroom Two
12 x 9'7 (3.66m x 2.92m)

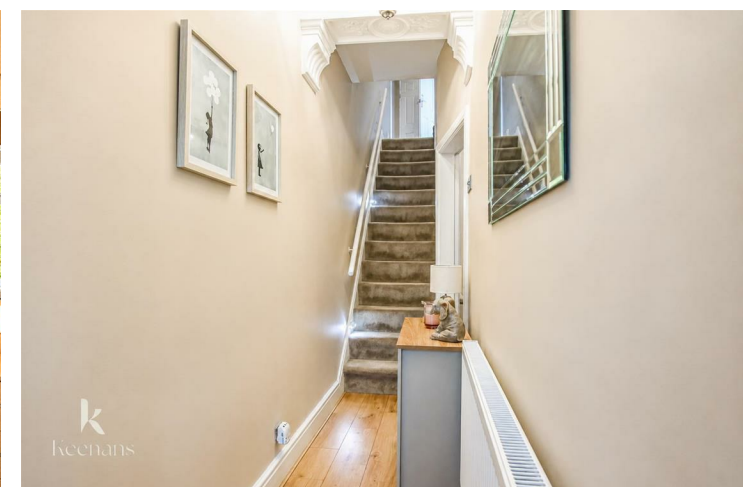
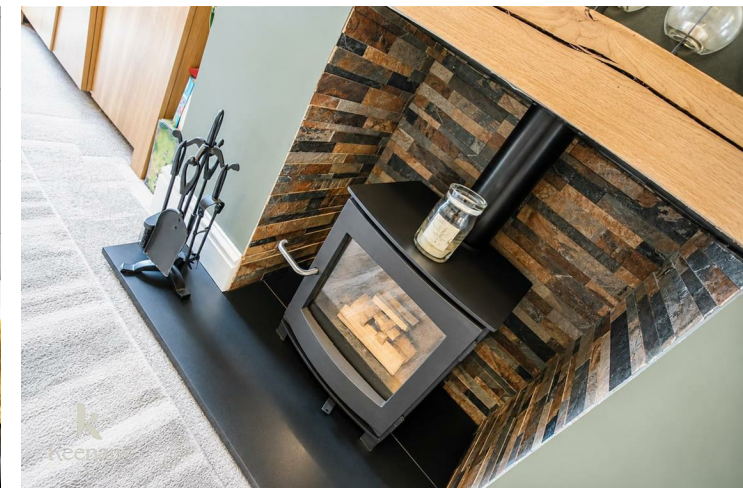
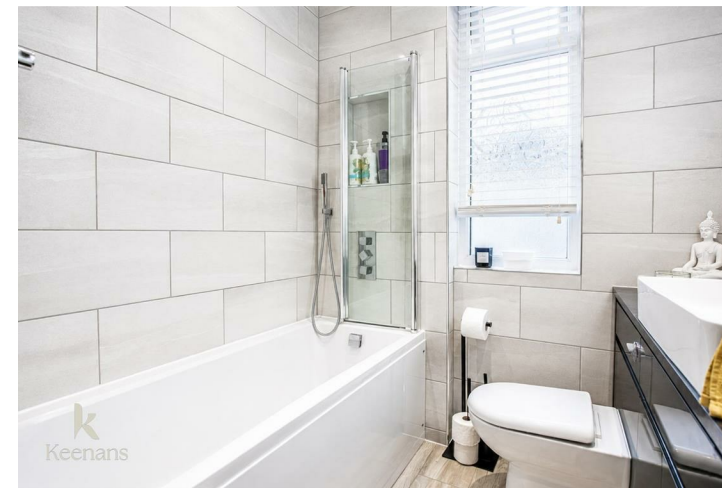
Bathroom
5'06 x 6 (1.68m x 1.83m)

Bedroom Three
8'11 x 6'4 (2.72m x 1.93m)

External

Front

Rear



Tel: 01617939622

www.keenans-estateagents.co.uk