



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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.

Stafford Road, Manchester, M27 4BW

£165,000

THE PERFECT HOME

Nestled in the heart of the highly sought-after Swinton area of Manchester, this fantastic three-bedroom mid-terraced house presents an exceptional opportunity for both investors and first-time buyers. With its generous indoor space and open-plan kitchen diner, this property is a true blank canvas, ready for you to infuse your personal style and vision.

The spacious rooms throughout the house provide ample room for comfortable living, making it an ideal setting for families or those looking to create a welcoming home. The property is bursting with potential, allowing you to transform it into your dream residence.

One of the standout features of this home is the absence of any chain delay, ensuring a smooth and swift purchase process. This is a rare find in today's market, making it even more appealing for those eager to settle into their new abode without unnecessary waiting.

Do not miss the chance to view this remarkable property, as it is sure to attract considerable interest. Whether you are looking to invest or seeking your first home, this house on Stafford Road is a wonderful opportunity that should not be overlooked.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Stafford Road, Manchester, M27 4BW

£165,000

 3  1  1  D

- Mid Terrace Property
- Reception Room & Study
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Dining Kitchen
- Enclosed Rear Yard
- Council Tax Band B

Ground Floor

Entrance Hallway
17'5 x 3'5 (5.31m x 1.04m)

Reception Room One
14' x 13'9 (4.27m x 4.19m)

Dining Kitchen
14'7 x 14'6 (4.45m x 4.42m)

Study
10'8 x 5'11 (3.25m x 1.80m)

Inner Hall
5'11 x 3'2 (1.80m x 0.97m)

Bathroom
8'6 x 5'11 (2.59m x 1.80m)

First Floor

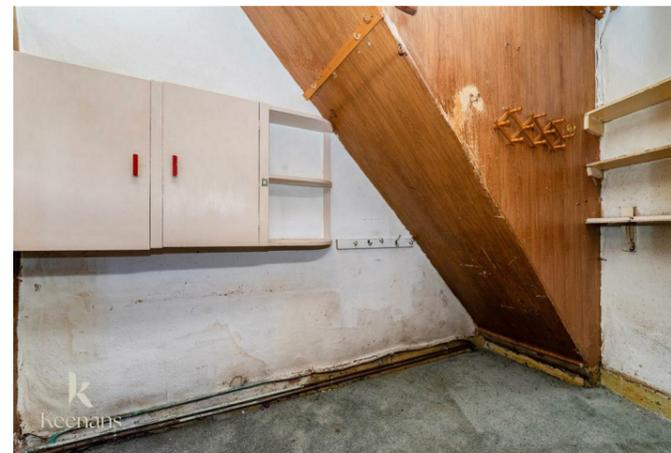
Landing
18'3 x 5'9 (5.56m x 1.75m)

Bedroom One
14'8 x 11'9 (4.47m x 3.58m)

WC
4'8 x 2'7 (1.42m x 0.79m)

Bedroom Two
13'9 x 10'5 (4.19m x 3.18m)

Bedroom Three
10'4 x 7'2 (3.15m x 2.18m)



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