



## Mossfield Road, Manchester, M27 9TU

### Offers Over £240,000

THREE BED SEMI DETACHED IN SWINTON

Nestled on the charming Mossfield Road in Swinton, Manchester, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-thought-out kitchen seamlessly connects to a bright conservatory, creating a lovely space filled with natural light, perfect for enjoying your morning coffee or hosting family gatherings.

The property boasts two well-proportioned bedrooms, providing ample space for restful nights. Additionally, a versatile third bedroom presents an excellent opportunity for use as an office space, catering to the needs of modern living. The well-appointed bathroom ensures convenience and comfort for all residents.

Outside, the property features a rear yard, perfect for outdoor activities or simply enjoying the fresh air. Off-road parking is available, along with a garage, providing secure storage and ease of access for your vehicles.

This home is an excellent choice for families or professionals seeking a peaceful yet accessible location in Manchester. With its thoughtful layout and desirable features, it is sure to appeal to

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	79
(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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- Tenure Leasehold
- Off Road Parking With Access To Garage
- Ideal Family Home
- Easy Access To Major Commuter Routes

- Council Tax Band B
- Three Well Proportioned Bedrooms
- Viewing Essential

- EPC Rating D
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite door to hall.

### Hall

7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed frosted window, central heating radiator, doors to reception room, kitchen, stairs to first floor, under stairs storage and wood effect laminate flooring.

### Reception Room

17'4 x 10'11 (5.28m x 3.33m)

UPVC double glazed bay window, central heating radiator, picture rail, fire place with tiled surround and wooden mantel. wood effect laminate flooring and UPVC double glazed sliding door to rear.

### Kitchen

11' x 8'8 (3.35m x 2.64m)

Central heating radiator, wall and base units, wood worktops, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, plumbed for washing machine, space for fridge freezer, integrated storage, open access to conservatory and tiled lino flooring.

### Conservatory

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed windows, central heating radiator, tiled effect lino flooring and UPVC double glazed sliding doors to rear.

### Landing

9'7 x 3'8 (2.92m x 1.12m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

### Bedroom One

11'1 x 9'5 (3.38m x 2.87m)

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

### Bedroom Two

11'1 x 7'11 (3.38m x 2.41m)

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

### Bedroom Three

8' x 7'9 (2.44m x 2.36m)

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

### Bathroom

7'8 x 6'2 (2.34m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, wood panelled bath with mixer tap and rinse head, integrated storage, tiled elevation and tiled effect laminate flooring.

### External

#### Front

Paving and stone chippings.

#### Rear

Enclosed garden, decking, stone chippings and access to garage.



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