



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		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Charles Street, Manchester, M27 9UR

### Offers Over £190,000

#### SPACIOUS TWO BEDROOM HOME

Located on the charming Charles Street in Swinton, Manchester, this delightful terraced house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and social gatherings. Adjacent to this, the dining room creates an ideal setting for family meals and entertaining guests.

The well-equipped kitchen is designed to meet all your culinary needs, making meal preparation a pleasure. This home boasts two well-proportioned double bedrooms, each offering ample space and natural light, ensuring a restful retreat at the end of the day. The well-appointed bathroom adds to the convenience of this property, catering to all your daily needs.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep. This property is perfect for those seeking a

# Charles Street, Manchester, M27 9UR

Offers Over £190,000



- Spacious Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Shower Room
- Low Maintenance
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m )

Composite double glazed frosted front door and door to hall.

### Hall

10'8 x 3'1 (3.25m x 0.94m )

Central heating radiator, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

11'6 x 10'7 (3.51m x 3.23m)

UPVC double glazed window and central heating radiator.

### Reception Room Two

14'2 x 12'2 (4.32m x 3.71m )

UPVC double glazed window, central heating radiator, living flame gas fire with marble mantel and surround, under stairs storage and door to kitchen.

### Kitchen

12'9 x 6'11 (3.89m x 2.11m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, boiler, tiled effect lino flooring and composite double glazed frosted door to rear.

## First Floor

### Landing

6'10 x 6'8 (2.08m x 2.03m )

Doors leading to two bedrooms and bathroom.

### Bedroom One

14'2 x 11'6 (4.32m x 3.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'3 x 7'1 (3.73m x 2.16m )

UPVC double glazed window, central heating radiator and over stairs storage.

## Shower Room

8'1 x 6'8 (2.46m x 2.03m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, partially tiled elevations and wood effect lino flooring.

## External

### Rear

Enclosed yard with paving.

### Front

Paved forecourt.



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