



Ogden Street, Manchester, M27 5AU

£190,000

TWO BEDROOM END TERRACE PROPERTY WITH ADDED LOFT ROOM

Located on the charming Ogden Street in Swinton, Manchester, this delightful end terrace house presents an excellent opportunity for both first-time buyers and families alike. With two generously sized double bedrooms, this property offers ample space for comfortable living.

Upon entering, you will find two inviting living areas that provide a perfect setting for relaxation and entertaining guests. The separate kitchen is well-equipped and functional, making meal preparation a pleasure. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the large rear yard, which offers a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. This area is perfect for summer barbecues or quiet evenings under the stars.

Additionally, the family bathroom is conveniently located, catering to the needs of the household. The loft room presents a unique opportunity for further development, whether you envision it as a home office, playroom, or additional storage space. With a bit of creativity, this area could be transformed to suit your personal needs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(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.

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2 1 1 D

- Two Generously Sized Double Bedrooms
 - EPC Rating D
 - Loft Room Potential
 - Viewing Recommended
- Tenure Freehold
 - Enclosed Rear Yard Space
 - Ideal First Time Buy
- Council Tax Band A
 - On Street Parking
 - Easy Access To Major Network Links

Ground Floor

Entrance Hall
15'1 x 3'1 (4.60m x 0.94m)

Reception Room One
12'5 x 11'7 (3.78m x 3.53m)

Reception Room Two
15'6 x 11'9 (4.72m x 3.58m)

Kitchen
11'7 x 8' (3.53m x 2.44m)

First Floor

Landing
13'10 x 5'1 (4.22m x 1.55m)

Bedroom One
15'1 x 12'3 (4.60m x 3.73m)

Bedroom Two
13'10 x 9'7 (4.22m x 2.92m)

Bathroom
11'6 x 8'1 (3.51m x 2.46m)

