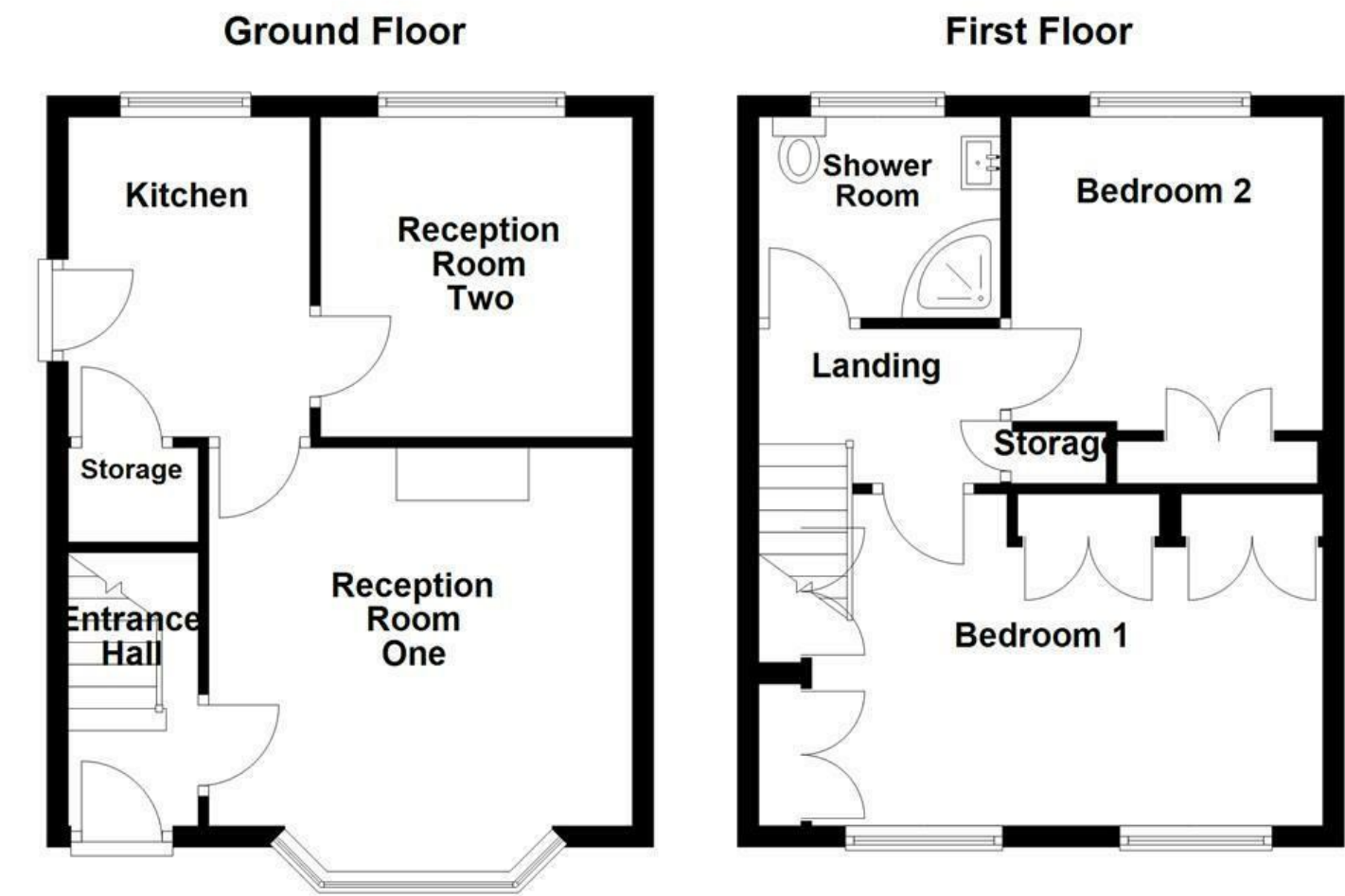




Silverdale, Manchester, M27 8QP

Offers Over £180,000

Nestled in the charming area of Silverdale, Clifton, Swinton, Manchester, this delightful house presents an excellent opportunity for first-time buyers or savvy investors for sale with no onwards chain. Boasting two spacious double bedrooms, the property offers ample room for comfortable living.

One of the standout features of this home is its low maintenance rear garden, perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep. This garden provides a serene retreat, ideal for relaxation or entertaining guests during the warmer months.

The location is particularly advantageous, as it is conveniently situated close to a variety of amenities. Residents will find themselves within easy reach of local shops, schools, and recreational facilities, making daily life both convenient and enjoyable.

With fantastic potential for personalisation and enhancement, this property invites you to make it your own. Whether you are looking to settle down in a welcoming community or seeking a promising investment opportunity, this house in Silverdale is a remarkable choice. Do not miss the chance to explore the possibilities that await in this lovely home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  2  C

- EPC Rating C
 - Neutral Decoration Throughout
 - Gated Off Road Parking
 - Viewing Essential
- Council Tax Band A
 - Perfect Family Home
 - Tenure Freehold
- Two Bedrooms
 - Low Maintenance Exteriors
 - Easy Access To Major Motorway Links

Ground Floor

Entrance Hall
4'01 x 4'01 (1.24m x 1.24m)

Reception Room
13'02 x 11'10 (4.01m x 3.61m)

Kitchen
9'11 x 6'08 (3.02m x 2.03m)

Dining Room
9'10 x 9'03 (3.00m x 2.82m)

First Floor

Landing
6'06 x 5'10 (1.98m x 1.78m)

Bedroom One
16'05 x 10'03 (5.00m x 3.12m)

Bedroom Two
11'06 x 9'09 (3.51m x 2.97m)

Bathroom
6'03 x 5'05 (1.91m x 1.65m)

External

Front

Rear



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