



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	

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## Castleway, Manchester, M27 8JD

### Offers Over £180,000

Nestled in the charming area of Castleway, Swinton, Manchester, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. The layout of the property is designed to maximise space and functionality, making it an ideal choice for those seeking a practical yet inviting home.

Swinton is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Manchester city centre, making it a great option for commuters who wish to enjoy the benefits of suburban living while remaining close to the vibrant city life.

This terraced house on Castleway is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those looking to settle in a welcoming neighbourhood. Do not miss the chance to view this lovely home and envision your future in this delightful setting.

# Castleway, Manchester, M27 8JD

Offers Over £180,000

 3  1  1  C

- EPC Rating C
- Council Tax Band A
- Three Bedrooms
- Mid Terraced Property
- Enclosed Rear Garden
- Fitted Kitchen Area
- Three Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes
- Tenure Freehold

## Ground Floor

### Entrance Porch

4'5 x 3'11 (1.35m x 1.19m)

### Reception Room

14'2 x 12'1 (4.32m x 3.68m)

### Kitchen

18'7 x 9'5 (5.66m x 2.87m)

## First Floor

### Landing

9'3 x 6'5 (2.82m x 1.96m)

### Bedroom One

14'5 x 9'5 (4.39m x 2.87m)

### Bedroom Two

11'10 x 9'5 (3.61m x 2.87m)

### Bedroom Three

8'7 x 8'10 (2.62m x 2.69m)

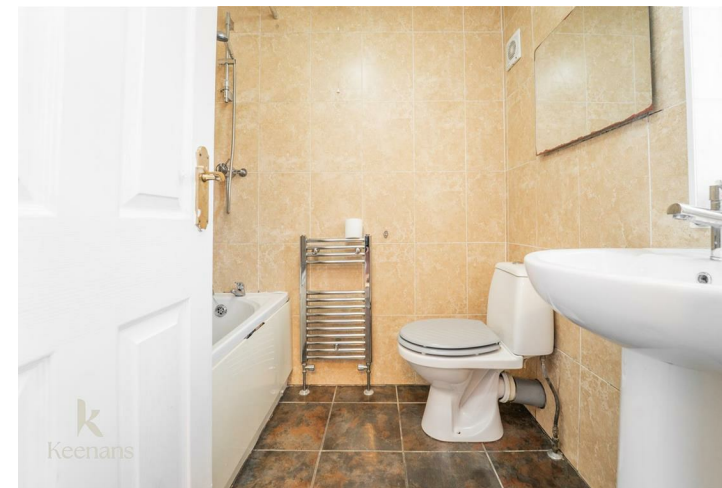
### Bathroom

6'4 x 5'6 (1.93m x 1.68m)

## External

### Front

### Rear



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