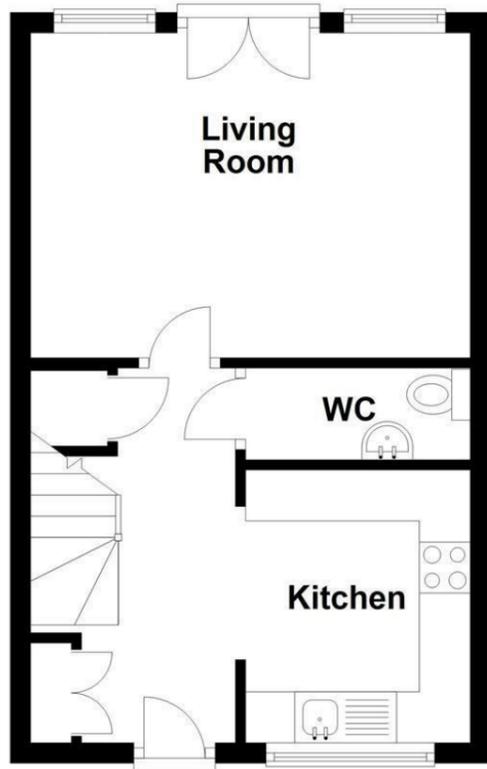
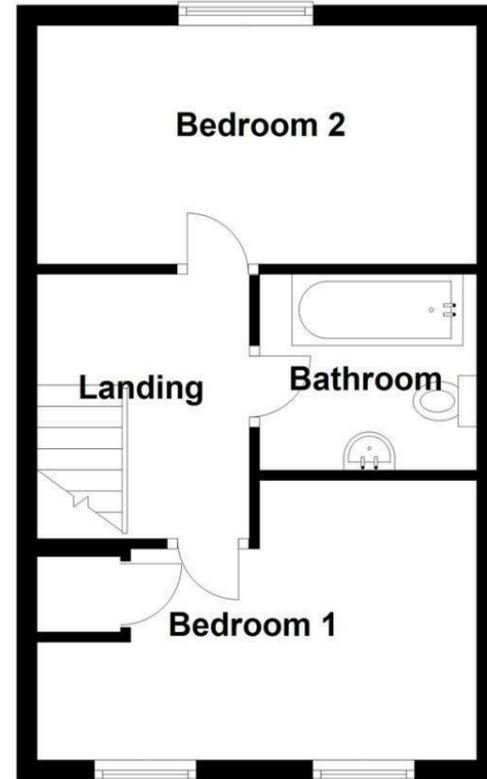


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		79	
(69-80) C			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Faversham Street, Manchester, M40 5AR

£200,000

THE PERFECT FIRST TIME HOME IN A POPULAR AREA OF MANCHESTER

Keenans are proud to bring to the market this bright two-bedroom property in Manchester. The property is a perfect first time home. Boasting a spacious living room, a bright fitted kitchen, two double bedrooms, a modern three piece bathroom and enclosed rear garden with off road parking to the front of the property. Providing easy access to major commuter routes to the town centre of Manchester, Bury and Bolton. As well as having easy access to local amenities and well regarded schools it is also five minutes walk to the local Metro Station for access to town.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway which has stairs leading to the first floor, is open to the kitchen and doors providing access to the downstairs WC and living room. The living room is spacious with french doors providing access to the rear garden. To the first floor, there is a landing with doors providing access to two good sized bedrooms and a three piece bathroom.

Externally, to the rear of the property there is an enclosed lawn garden with a paved patio. To the front of the property there is an enclosed garden and off road parking for around 2 cars.

View early to avoid disappointment! Contact our Swinton team for further information or to arrange a viewing

# Faversham Street, Manchester, M40 5AR

£200,000



- Semi-detached
- Three-piece Bathroom
- Generous Rear Garden
- Sought After Location
- Two Double Bedrooms
- Spacious Lounge
- Garden Fronted
- Off Road Parking
- Modern Kitchen
- Family Friendly Development

## Internal

### Entrance Hallway

14'05 x 6'04 (4.39m x 1.93m)

Central light point, central heating radiator, security alarm system, open access to kitchen, stairs to the first floor with under stair storage and plumbing for washing machine, doors leading to ground floor WC and lounge.

### Kitchen

9'05 x 6'02 (2.87m x 1.88m)

UPVC double glazed window to front elevation, cream wall and floor base units with wood effect worktops, stainless steel sink with drainer and mixer tap, AEG oven and microwave, four ring gas hob and extractor hood, fridge freezer, part tiled elevations, wood effect flooring, smoke alarm to ceiling and fitted extractor fan.

### Lounge

13'02 x 12'06 (4.01m x 3.81m)

UPVC double glazed windows and doors to rear elevation, central light point, central heating radiator, television point.

## First Floor

### Landing

9'03 x 6'03 (2.82m x 1.91m)

Central light point, central heating radiator, loft access and doors leading to two bedrooms and family bathroom.

### Bedroom One

12'09 x 6'03 (3.89m x 1.91m)

UPVC double glazed windows, central light point, central heating radiator and fitted storage cupboard.

### Bedroom Two

12'09 x 8'11 (3.89m x 2.72m)

UPVC double glazed window to rear elevation, central light point, central heating radiator, television point.

### Bathroom

7'01 x 6'01 (2.16m x 1.85m)

Central heating radiator, a three-piece suite comprising of dual flush WC, wall mounted wall basin, mixer tap, panelled bath with overhead shower feed, wood effect flooring, extractor fan, part tiled elevations.

## External

## Front

Enclosed garden, tarmacadam driveway providing off road parking.

## Rear

Enclosed garden with lawn area, timber shed, bedding and patio areas.

## Agents Notes

Council tax band A.



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