



17 Swithin Road
Manchester, M22 0LR

Offers In The Region Of
£220,000

BEAUTIFULLY PRESENTED END TERRACE, CLOSE TO TRAMLINE PERFECT FOR COMMUTING, IDEAL FIRST HOME, SPACIOUS LOUNGE/DINER, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS, THREE PIECE WHITE BATHROOM, GRAVELLED DRIVEWAY FOR TWO CARS, GARDENS FRONT & REAR.

This Well Appointed End Terrace is a credit to the current owners and would make a Lovely First Home or perhaps Buy To Let. Close to the Metrolink and Manchester Airport adds to the appeal of this property along with its proximity to Motorways, Schools and Local Amenities. The accommodation comprises, Entrance Hallway, Lounge with Feature Fireplace, Dining Area, Fitted Kitchen with space for appliances, Landing, Two Double Bedrooms with Fitted Wardrobes and a Three Piece Modern Bathroom. Externally the front garden has been landscaped with adjacent driveway providing parking for two cars whilst to the rear there is an enclosed garden with decked area for entertaining, wooden bar, lawned section and slate chipped pathways.

ENTRANCE HALLWAY



LOUNGE



DINING AREA



KITCHEN



LANDING



MAIN BEDROOM



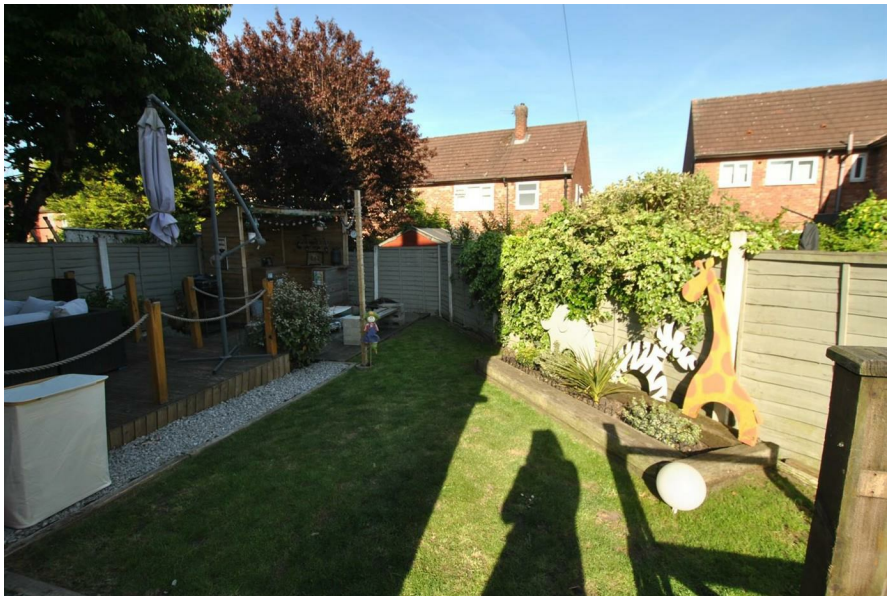
BEDROOM TWO



BATHROOM



GARDEN

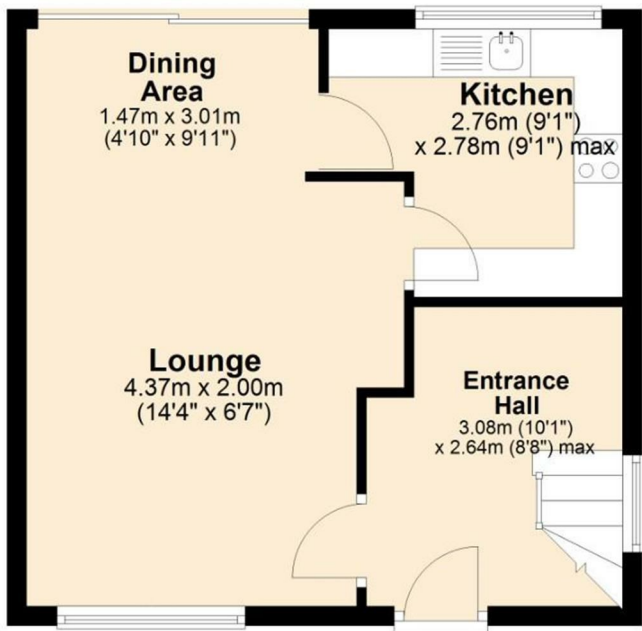


OUTSIDE



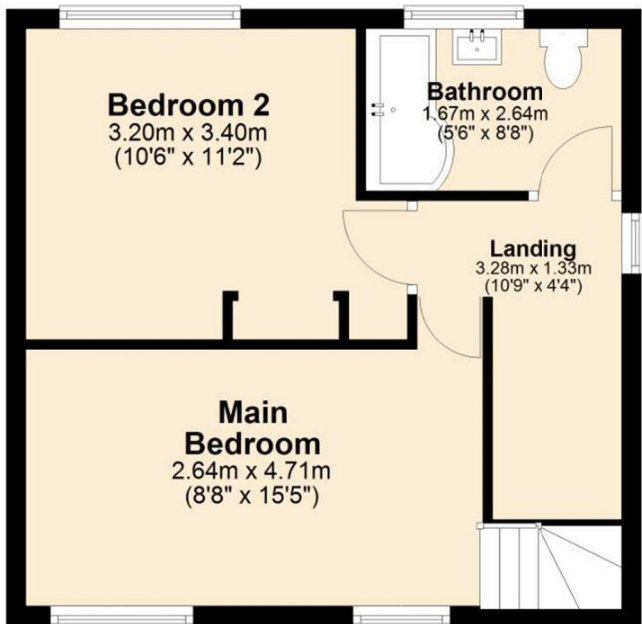
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)

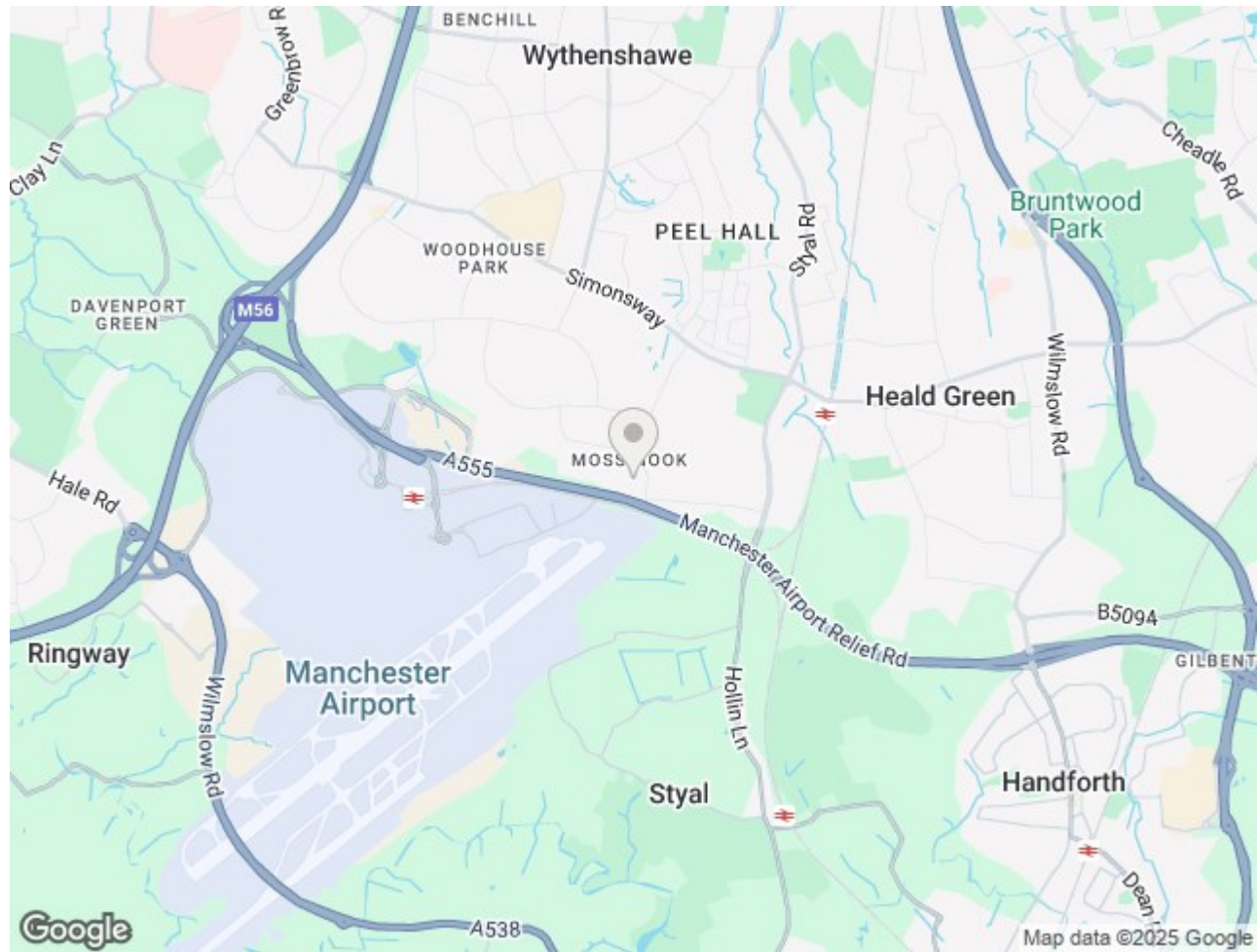


First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)



Energy Efficiency Rating

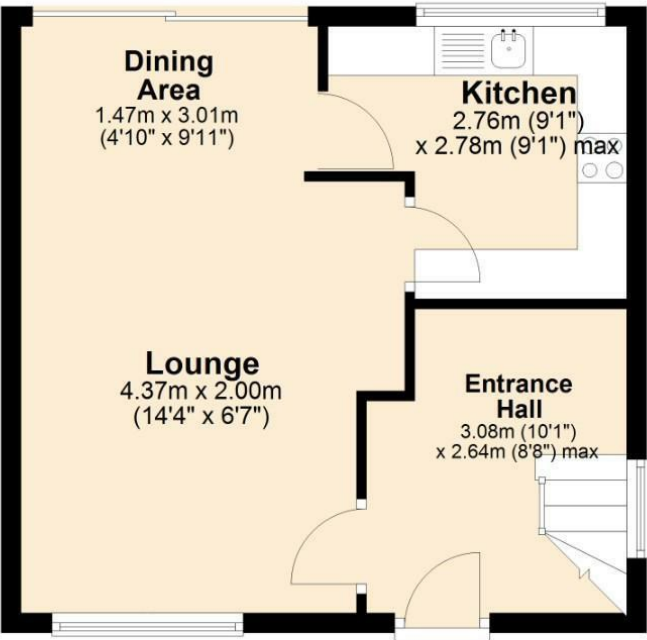
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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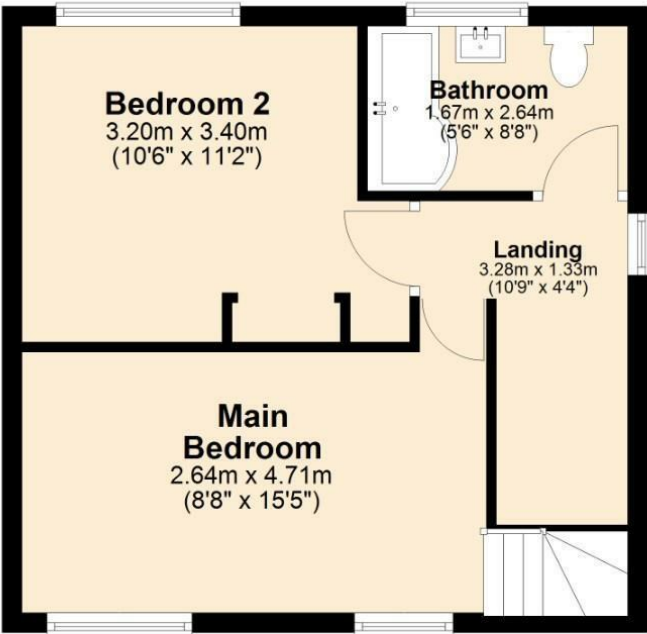
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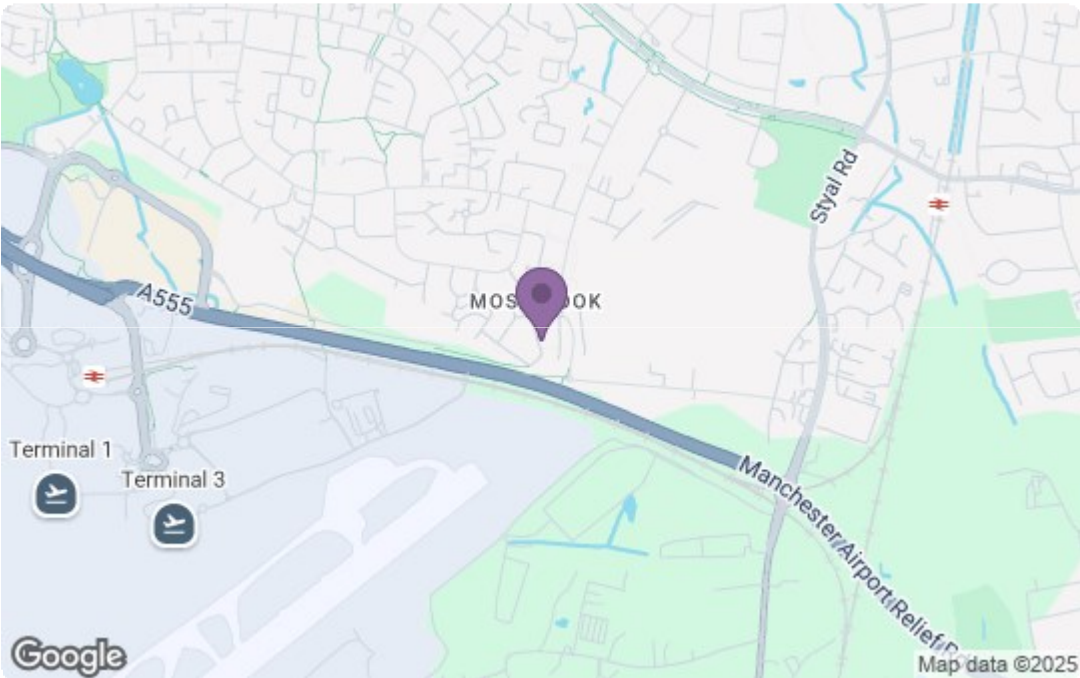


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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.