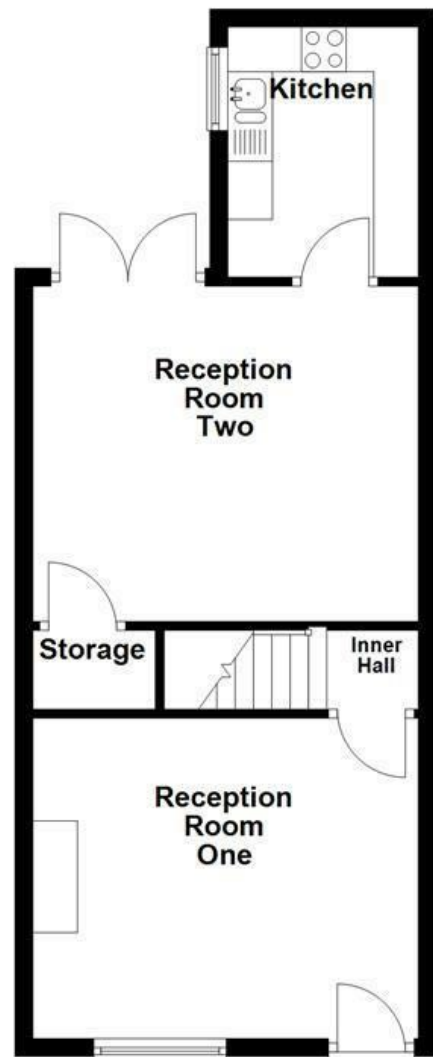
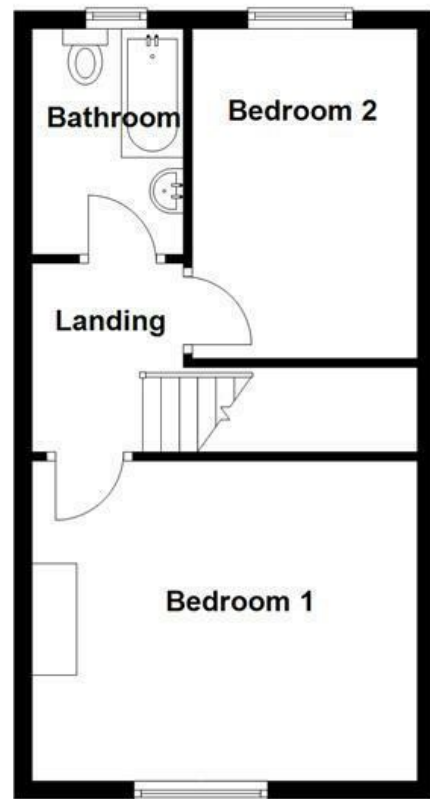


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

## Charles Street, Swinton, M27 9UR

### £190,000

WELL PRESENTED SPACIOUS MID TERRACED PROPERTY

Welcome to this mid terraced property situated on Charles Street, Swinton, Manchester. This delightful property offers a spacious interior that has been meticulously maintained, ensuring a comfortable and inviting living space for its new owners.

Located on a residential street, this home provides the perfect environment for those seeking a peaceful retreat. The well-kept exterior adds to the property's overall appeal, creating a welcoming atmosphere from the moment you arrive.

Convenience is key with this property, as it offers easy access to a variety of local amenities. Whether you're looking to run errands, dine out, or simply enjoy the surroundings, everything you need is just a stone's throw away.

Don't miss the opportunity to make this lovely house your new home. With its spacious layout, well maintained condition, and ideal location, this property has all the makings of a perfect abode for those looking for comfort and convenience in the heart of Swinton.



# Charles Street, Swinton, M27 9UR

## £190,000

 2  1  2  D

- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Spacious Mid Terraced Property
- Two Reception Rooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy Or Home For A Small Family
- Enclosed Ample Sized Rear Garden Space
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite door to reception room one.

#### Reception Room One

14'2 x 12'4 (4.32m x 3.76m)

UPVC double glazed window, central heating radiator, coving, log burner with wood mantle, brick surround and stone hearth, television point, laminate flooring, door to reception room two and stairs to first floor.

#### Reception Room Two

Central heating radiator, coving, under stairs storage, laminate flooring, door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

9'2 x 7' (2.79m x 2.13m)

UPVC double glazed window, range of wall and base units, laminate work tops, composite one and a half sink and drainer with mixer tap, integrated oven with four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, access to boiler, coving and vinyl flooring.

### First Floor

#### Landing

6'8 x 5'7 (2.03m x 1.70m)

Doors to bedroom one, bedroom two and bathroom.

#### Bedroom One

14'2 x 11'7 (4.32m x 3.53m)

UPVC double glazed window, central heating radiator, coving and cast iron feature fire place.

#### Bedroom Two

12'2 x 8'3 (3.71m x 2.51m)

UPVC double glazed window, central heating radiator, coving and storage.

#### Bathroom

8'2 x 5'6 (2.49m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with mixer tap, rinse head, overhead electric feed shower, part tiled elevation, coving and vinyl flooring.

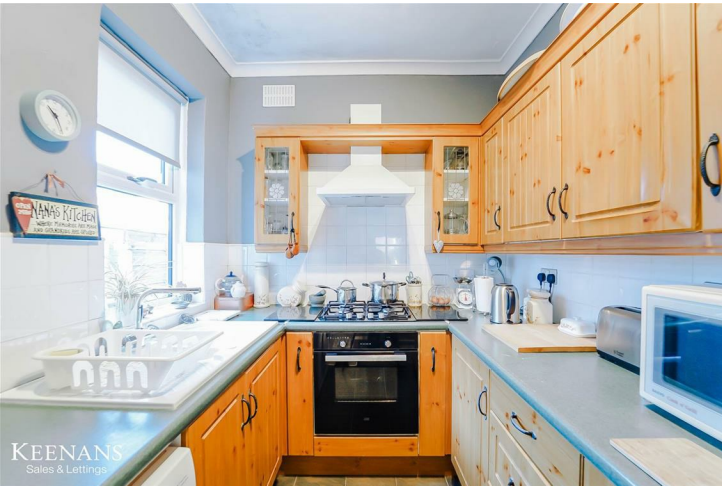
### External

#### Rear

Enclosed laid to lawn garden, bedding areas with mature shrubs, paving and gate to shared access road.

#### Front

Enclosed courtyard with hedge.



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