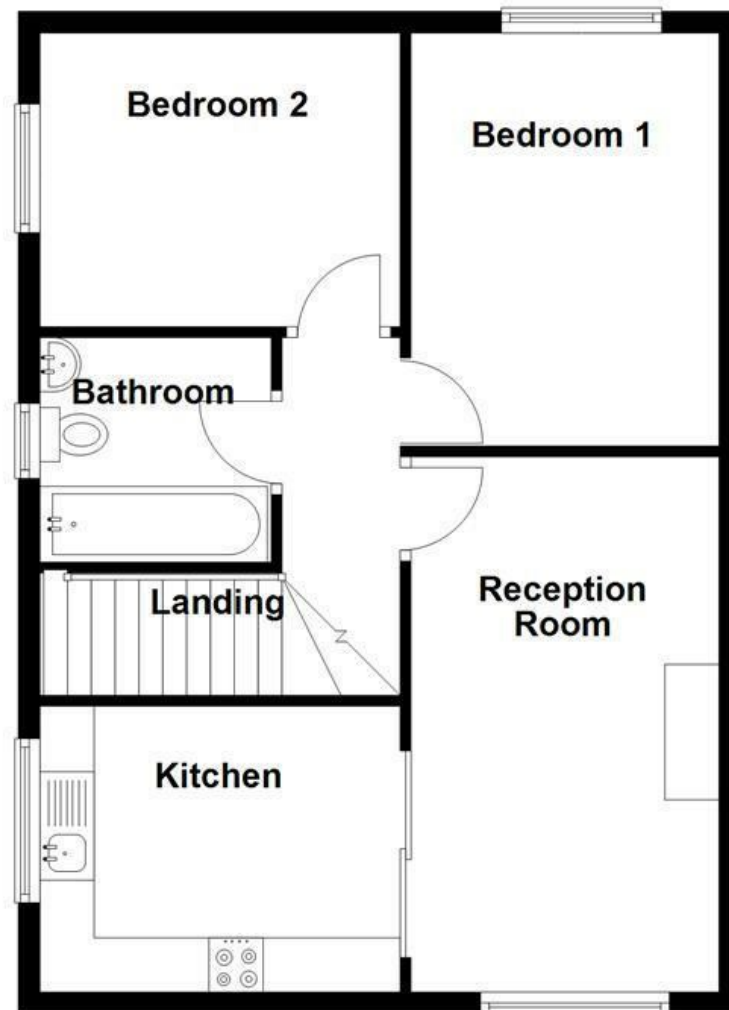
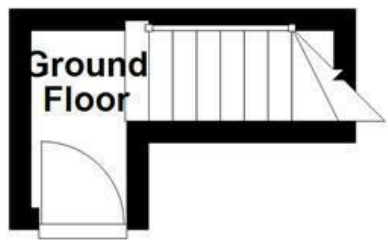


First Floor



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

Wayfarers Way, Swinton, M27 5UZ

£180,000

TWO BED FLAT IN SWINTON

Situated in the charming area of Wayfarers Way, Swinton, Manchester, this delightful flat offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a generous lounge area, ideal for relaxation or entertaining guests. The space is bright and airy, creating a warm atmosphere that feels like home.

The flat boasts two well-proportioned double bedrooms, providing ample space for rest and personalisation. Each room is designed to maximise comfort, making it suitable for individuals or small families alike.

The property features a newly fitted bathroom and kitchen, both of which showcase contemporary design and functionality. The kitchen is equipped with modern appliances, making meal preparation a pleasure, while the bathroom offers a serene space for unwinding after a long day.

This flat is not only a comfortable living space but also benefits from its convenient location in Swinton, with local amenities and transport links nearby. Whether you are looking to buy or rent, this property presents an excellent opportunity for those seeking a stylish and practical home in a vibrant community.

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Wayfarers Way, Swinton, M27 5UZ

£180,000



- Tenure Leasehold
 - Off Road Parking
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Ideal For A couple Wishing To Downsize
- EPC Rating TBC
 - Modern Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance
Composite frosted door to hall.

Hall
5'4 x 2'11 (1.63m x 0.89m)
Stairs to first floor.

First Floor Flat

Landing
10'5 x 3' (3.18m x 0.91m)
Central heating radiator, loft access, doors to two bedrooms, bathroom and reception room.

Reception Room
16'2 x 9'4 (4.93m x 2.84m)
UPVC double glazed window, two central heating radiators, feature fireplace and sliding doors to kitchen.

Kitchen
9' x 8'11 (2.74m x 2.72m)
UPVC double glazed window, range of wall and base units, granite effect work top and upstand, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, glass splash back, extractor hood, space for washing machine, dryer and fridge freezer, wood effect flooring.

Bedroom One
11' x 9'4 (3.35m x 2.84m)
UPVC double glazed window and central heating radiator.

Bedroom Two
9' x 7'4 (2.74m x 2.24m)
UPVC double glazed window and central heating radiator.

Bathroom
7' x 5'7 (2.13m x 1.70m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, tiled panel bath, overhead direct feed shower and rinse head, tiled elevation and tiled effect flooring.

External
Space for off road parking.

