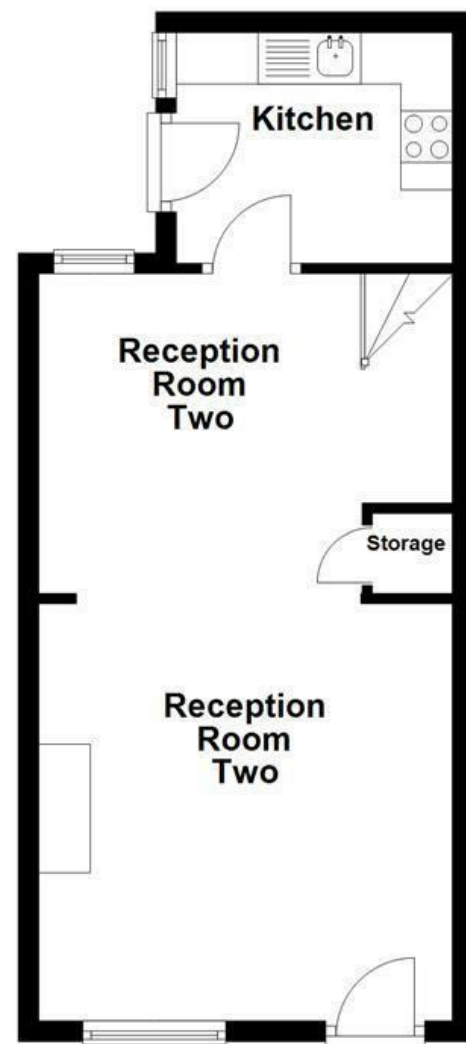
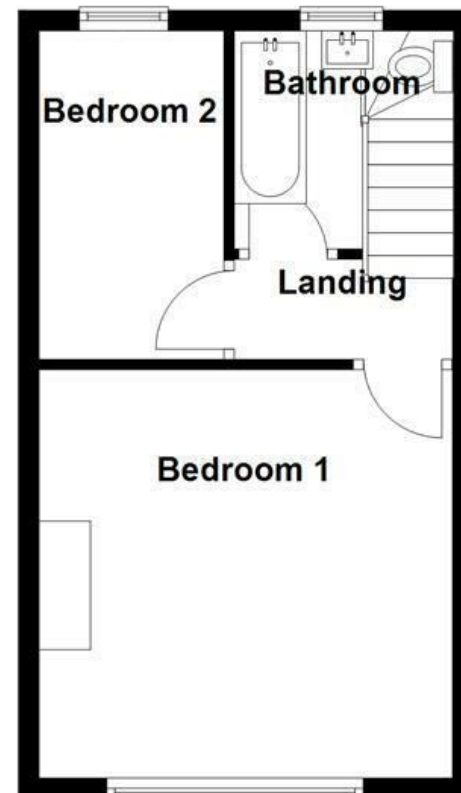


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Moorside Road, Manchester, M27 9LD

£160,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located on the desirable Moorside Road in Swinton, this charming two-bedroom terraced house offers a perfect blend space and convenience. The property boasts a spacious open-plan living and kitchen area, ideal for both relaxation and entertaining. The design maximises natural light, creating a warm and inviting atmosphere throughout.

The two generously sized bedrooms provide ample space for rest and personalisation, making it suitable for a variety of lifestyles, whether you are a young professional, a small family, or looking to downsize. The modern bathroom is well-appointed, ensuring comfort and style.

One of the standout features of this property is the rear garden, which offers a private outdoor space for gardening, relaxation, or social gatherings. It is a perfect spot to enjoy the fresh air and sunshine.

Located in a great area, this home is just a stone's throw away from local amenities, making daily errands a breeze. Additionally, excellent transport links are nearby, providing easy access to the wider region and beyond.

This property presents an excellent opportunity for those seeking a comfortable and stylish home in a vibrant community. Don't miss the chance to make this delightful house your new home.

Moorside Road, Manchester, M27 9LD

£160,000

 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Ample Rear Garden Space
- EPC Rating D
 - Ideal First Time Buy
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door opens directly into reception room one.

Reception Room One

13'0" x 13'0" (3.96 x 3.96)

UPVC double glazed window, ceiling covings, central heating radiator, gas fire with granite effect surround, built-in alcove storage, television point, wood effect flooring and open arch to reception room two.

Reception Room Two

12'0" x 10'0" (3.66 x 3.05)

UPVC double glazed window, central heating radiator, wall mounted boiler, under stairs storage, wood effect flooring, stairs leading to the first floor and a door to the kitchen.

Kitchen

9'0" x 7'0" (2.74 x 2.13)

Two UPVC double windows, range of wood effect range of wall, base and drawer units with complementary work surfaces and tiled splash backs, inset stainless steel sink, drainer and mixer tap, integrated oven and hob, plumbing for washing machine, space for fridge freezer, tile effect flooring and UPVC double glazed frosted door to the rear.

First Floor

Landing

Loft access, spot lights and doors to the bedrooms and family bathroom.

Bedroom One

13'3" x 13'2" (4.04 x 4.01)

UPVC double glazed window, central heating radiator and ceiling covings.

Bedroom Two

11'0" x 6'0" (3.35 x 1.83)

UPVC double glazed window, ceiling covings and a central heating radiator.

Bathroom

8'0" x 7'0" (2.44 x 2.13)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with white gloss cupboard and mixer tap, panel bath with mixer tap and rinse head, tiled elevations and tiled effect vinyl flooring.

External

Rear

Paved patio garden with established hedge surround and mature trees, timber shed.

Front

Paved courtyard and pathway to the front entrance door, established shrub.



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