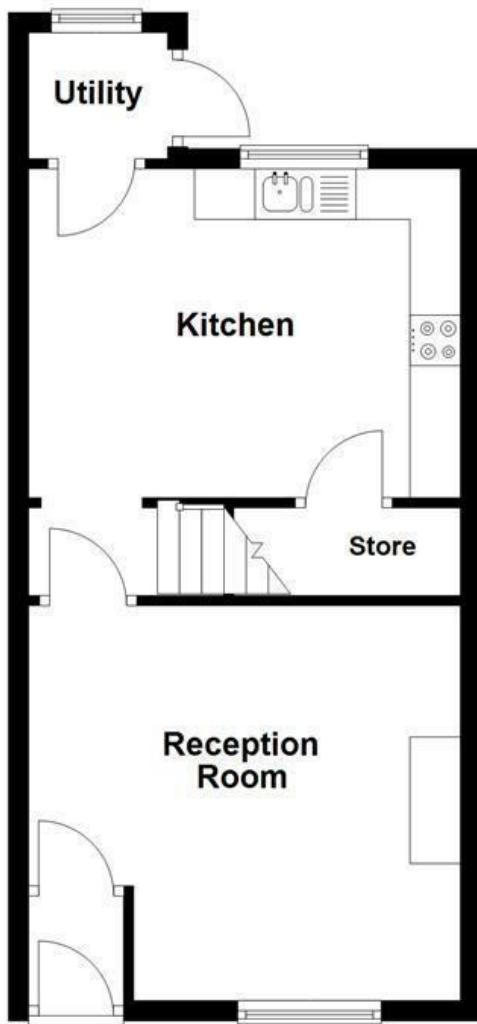


Ground Floor



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.



**Charles Street, Manchester, M27 9UG
Offers Over £170,000**

WELL-KEPT TWO-BEDROOM TERRACE IN MANCHESTER

Located on the charming Charles Street in Swinton, Manchester, this well-kept house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a generous reception room, perfect for both relaxation and entertaining guests. The well-designed kitchen and dining area seamlessly connect to a practical utility room, making daily chores a breeze and providing ample space for family meals.

The house features two well-proportioned bedrooms, each equipped with fitted storage to maximise space and organisation. The well-appointed bathroom adds to the overall appeal, ensuring that both functionality and comfort are at the forefront of this delightful home.

Additionally, the property includes a rear garage, providing convenient storage or parking options. This house is not just a place to live; it is a sanctuary that combines practicality with a warm atmosphere. With its thoughtful layout and desirable features, this home is sure to attract those looking for a perfect blend of style and comfort in a sought-after location.

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Charles Street, Manchester, M27 9UG

Offers Over £170,000



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating TBC

- Two Bedrooms
- Bursting with Potential
- Tenure Freehold

- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 2'9 (1.04m x 0.84m)

Reception Room

14'0 x 12'10 (4.27m x 3.91m)

Kitchen

14'0 x 10'8 (4.27m x 3.25m)

Utility

4'6 x 4'1 (1.37m x 1.24m)

First Floor

Landing

5'8 x 5'7 (1.73m x 1.70m)

Bedroom One

14'0 x 12'10 (4.27m x 3.91m)

Bedroom Two

10'8 x 8'5 (3.25m x 2.57m)

Shower Room

7'11 x 5'3 (2.41m x 1.60m)

Garage

12'11 x 9'2 (3.94m x 2.79m)

