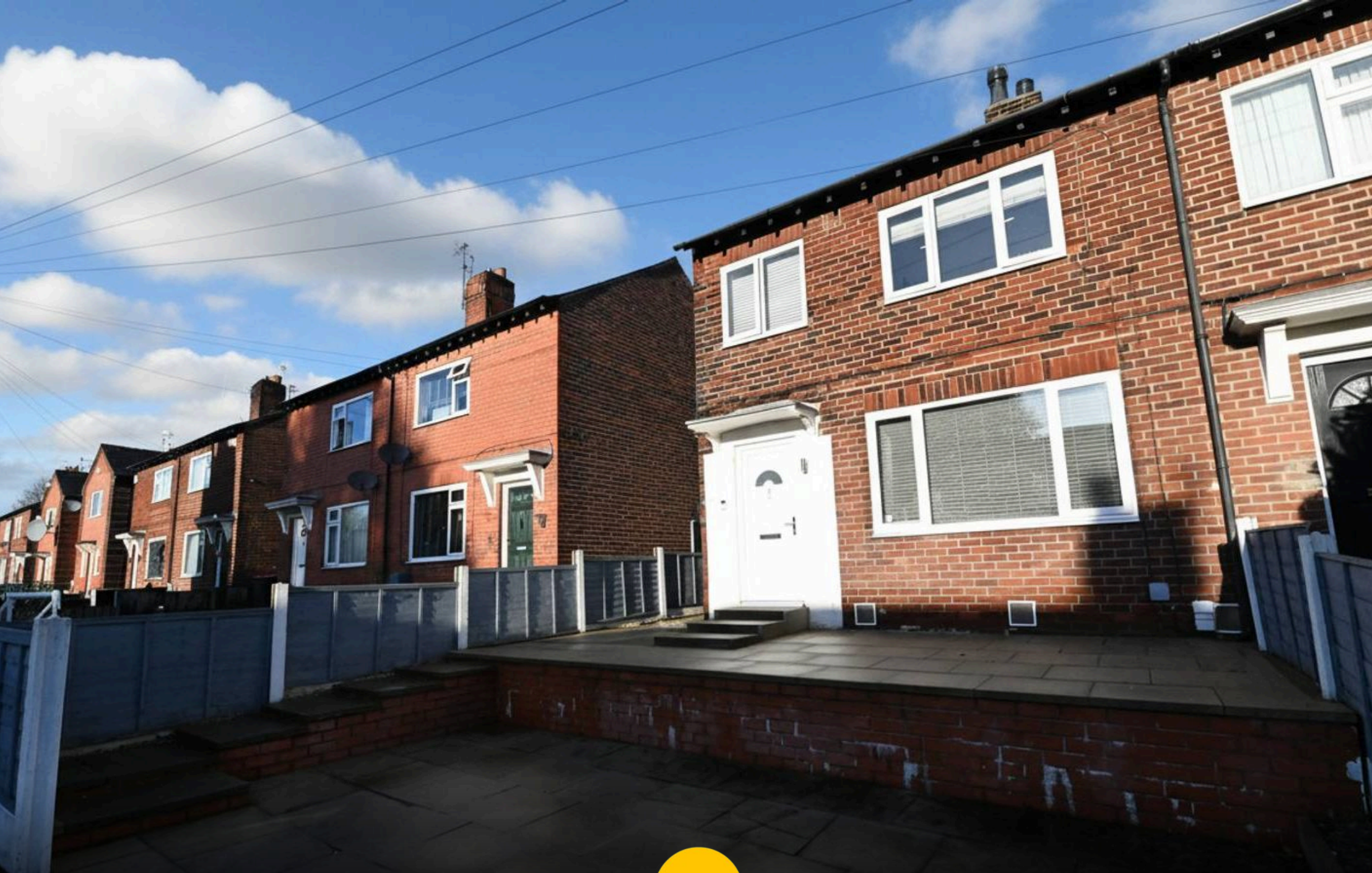




8 Wordsworth Road, Swinton

Manchester



Offers Over £240,000

8 Wordsworth Road

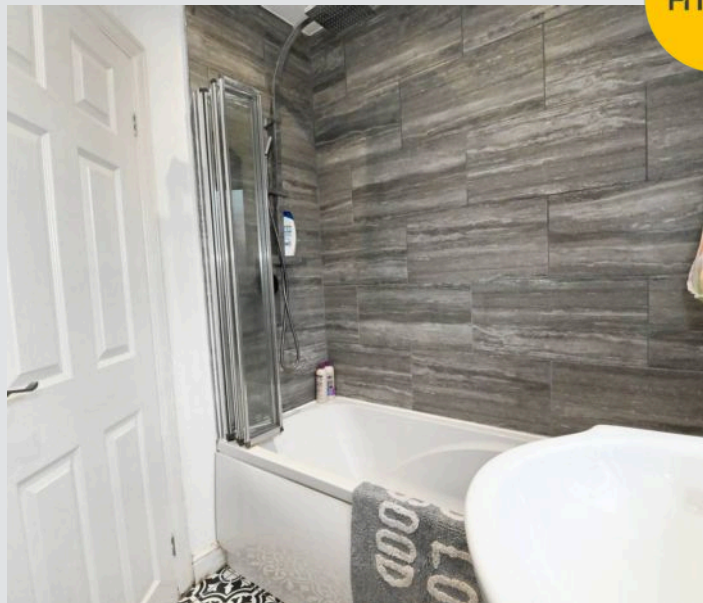
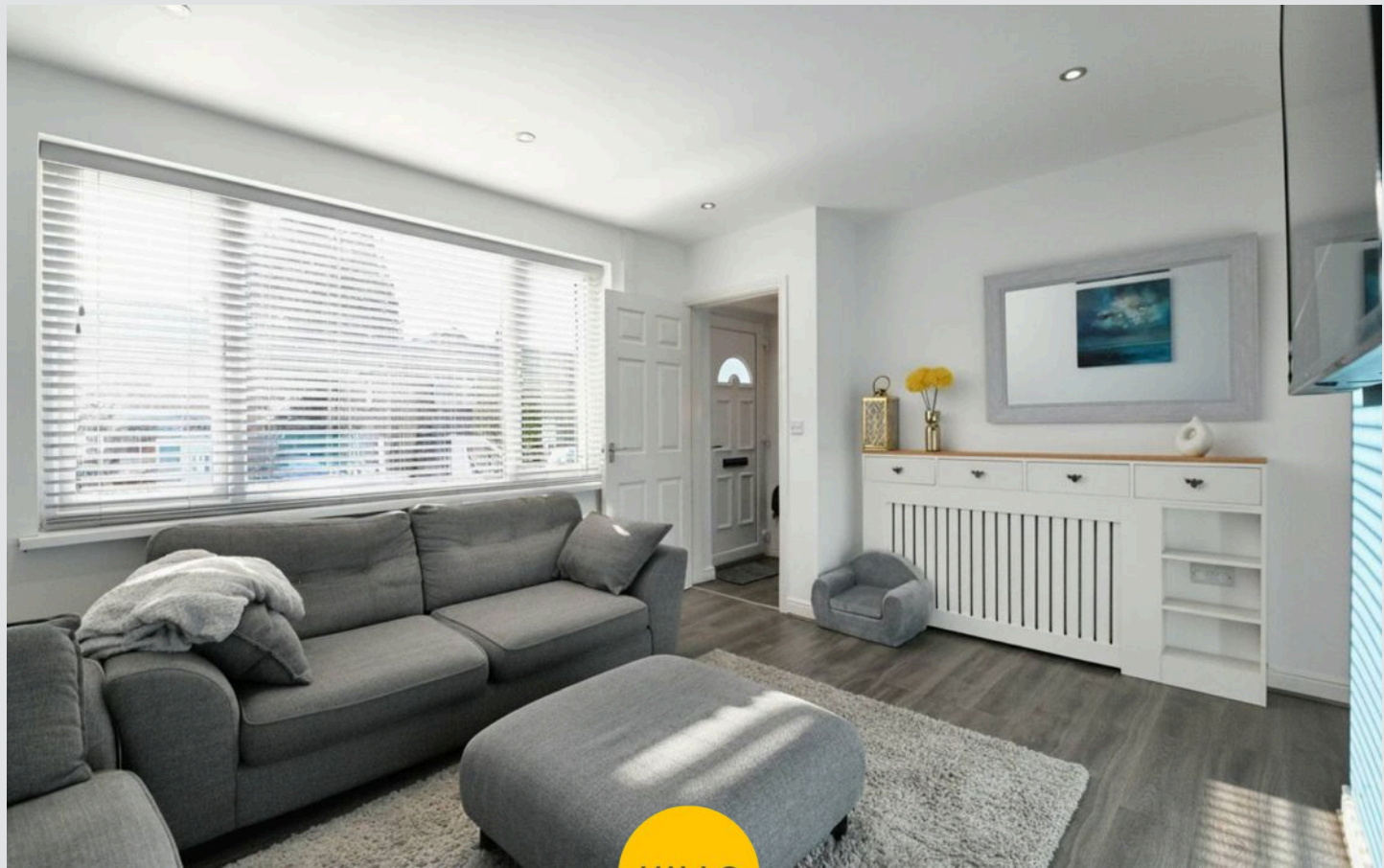
Swinton, Manchester

* PERFECT FIRST HOME * WELL PRESENTED THROUGHOUT & ideally located WITHIN WALKING DISTANCE of many local amenities, this FANTASTIC PROPERTY features 3 BEDROOMS and a modern bathroom to the first floor, whilst the ground floor comprises of an entrance hallway, lounge, and MODERN KITCHEN & DINING AREA. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING to the front, and a landscaped rear garden with paved seating area, and both natural & artificial lawns. Positioned in a POPULAR RESIDENTIAL AREA, COULD THIS BE THE PERFECT HOME FOR YOU? CALL US NOW TO BOOK A VIEWING!

Council Tax band: A

Tenure: Freehold

- UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- NEWLY FITTED MODERN KITCHEN & BATHROOM
- WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- FULLY RE-FURBISHED THROUGHOUT
- OFF-ROAD PARKING
- 3 BEDROOMS
- GENEROUS GARDEN TO THE REAR
- POPULAR RESIDENTIAL AREA
- PERFECT FIRST HOME



HILLS

Bathroom

Dimensions: 6' 7" x 5' 7" (2.0m x 1.7m).

Reception

Dimensions: 14' 5" x 12' 6" (4.4m x 3.8m).

Bedroom Three

Dimensions: 9' 2" x 6' 7" (2.8m x 2.0m).

Bedroom One

Dimensions: 12' 6" x 11' 2" (3.8m x 3.4m).

Kitchen

Dimensions: 18' 1" x 7' 7" (5.5m x 2.3m).

First Floor Landing

Dimensions: 6' 7" x 5' 11" (2.0m x 1.8m).

Rear Garden

a newly landscaped garden to the rear with paved seating area, lawn & artificial lawn.

Front garden

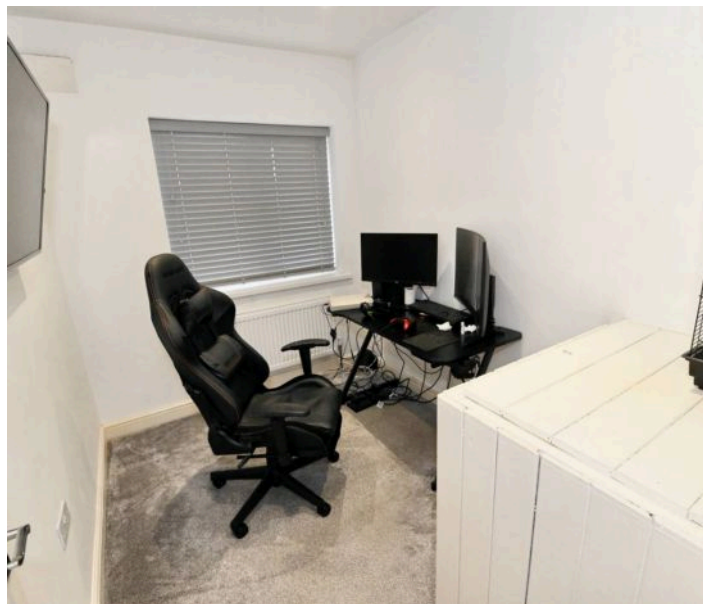
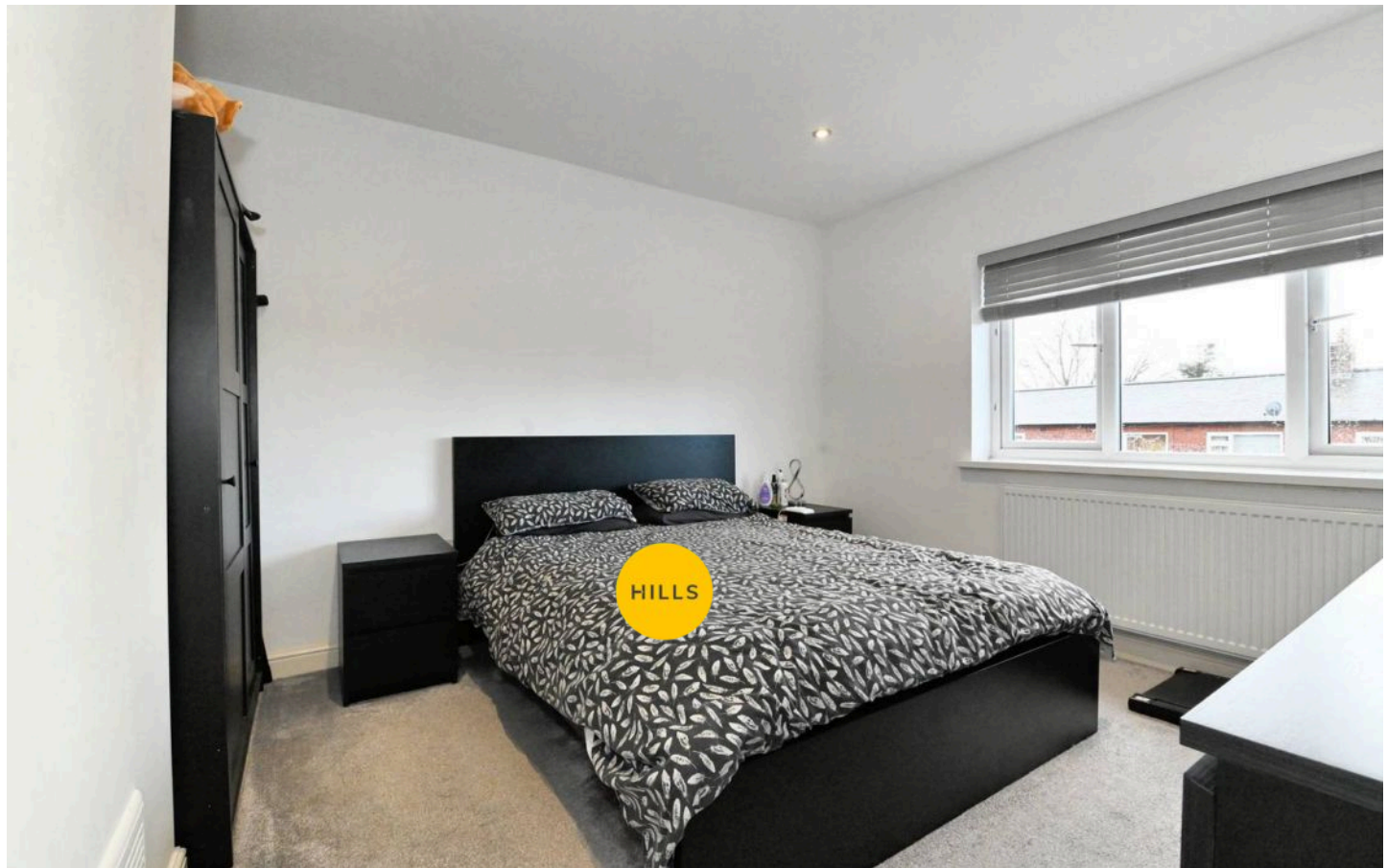
Paved garden to the front with off road parking.

Bedroom Two

Dimensions: 11' 2" x 7' 3" (3.4m x 2.2m).

Hallway

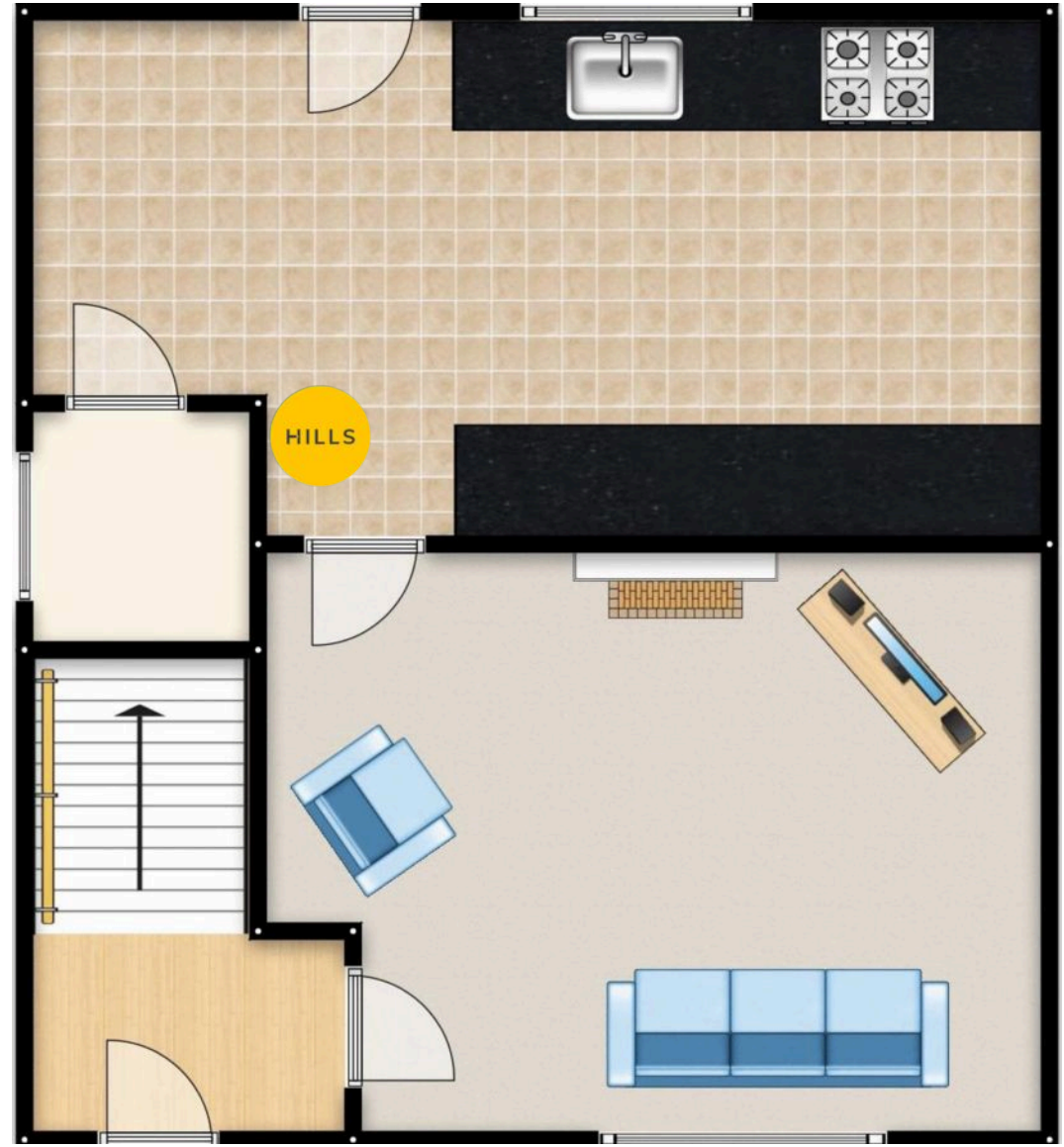
Dimensions: 5' 3" x 4' 3" (1.6m x 1.3m).





HILLS







Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

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