



Swinburn Street, Manchester M9

- FREEHOLD
- READY TO MOVE INTO
- CLOSE TO MANCHESTER CITY CENTRE
- EPC RATED C
- NO CHAIN
- PERFECT FAMILY HOME
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

Asking Price £220,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer this charming three-bedroom semi-detached home on Swinburn Street, Manchester — available with NO ONWARD CHAIN and sold as FREEHOLD. Ideal for first-time buyers or growing families, this spacious property combines modern living with a prime location.

Upon entry, you're welcomed into a generous lounge that seamlessly connects to an impressive open-plan kitchen and dining area.

Recently renovated to a high standard, these spaces boast contemporary design and quality finishes, creating a stylish yet homely feel.

The standout kitchen features sleek cabinetry, modern appliances, and ample dining space — perfect for everyday living or entertaining guests. Patio doors lead out to a spacious, low-maintenance paved garden, ideal for outdoor relaxation.

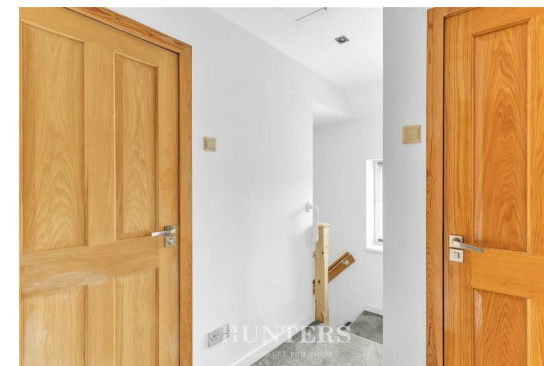
Upstairs offers three bright and generously sized double bedrooms, complemented by a large family bathroom.

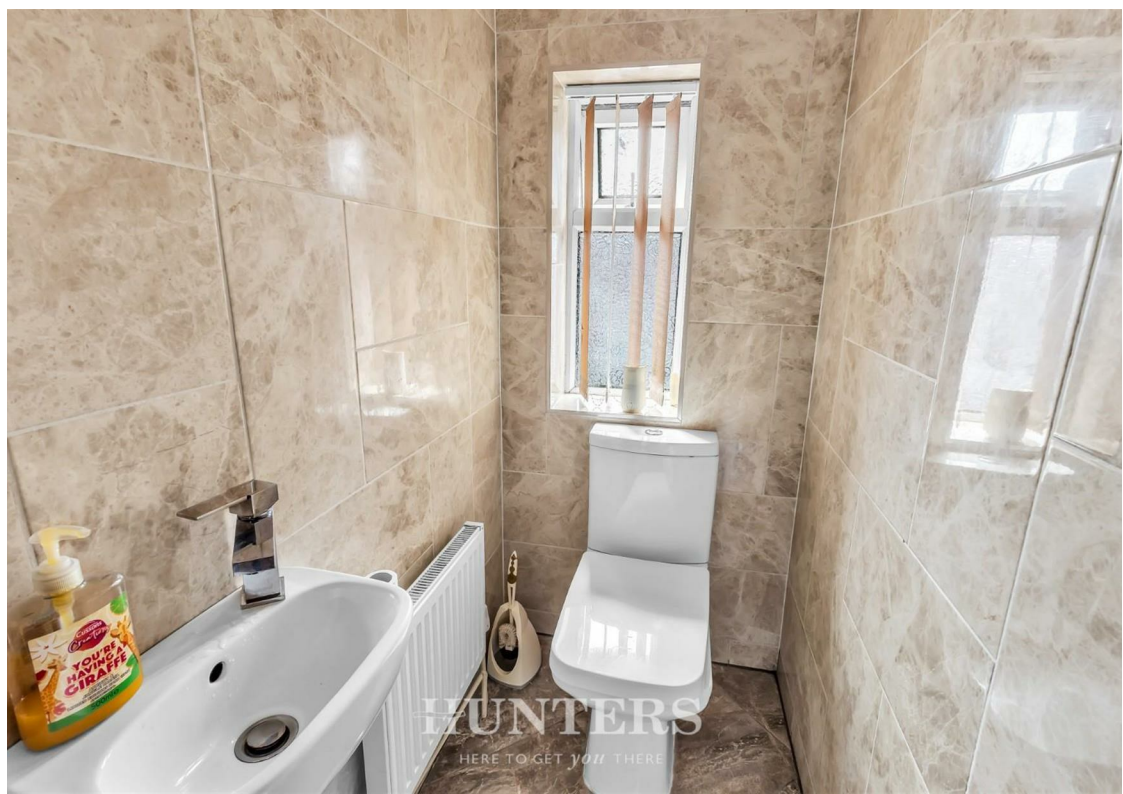
To the front, the property benefits from a private driveway with space for one vehicle, adding to its practicality.

Located close to a variety of local amenities — including shops, schools, and parks — the home also enjoys excellent transport links for easy access to Manchester city centre, making it perfect for commuters.

****Early viewing is highly recommended to fully appreciate the potential of this delightful home.****

Tenure: Freehold
EPC Rating: C
Council Tax Band: B





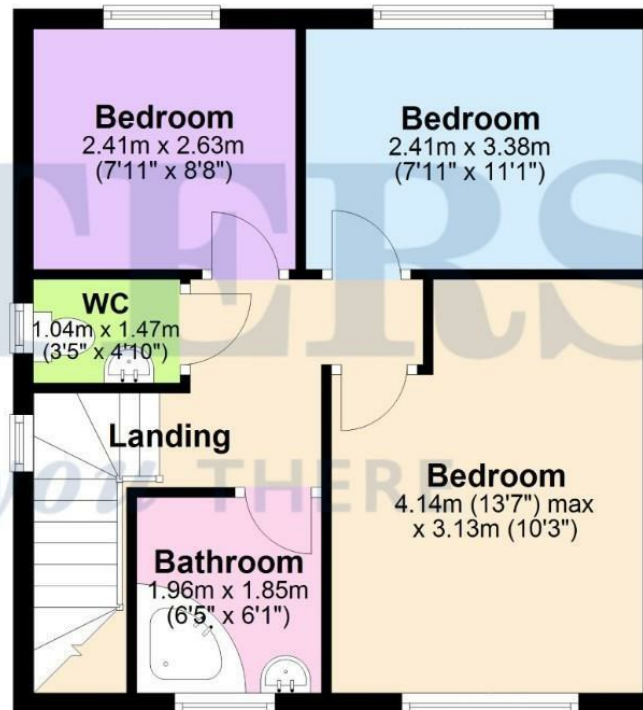
Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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