



**Southwick Road, Northern Moor, Manchester,
M23**

Guide Price: £250,000

Freehold

Southwick Road, Northern Moor, Manchester, M23

This well-presented two-bedroom semi-detached property is situated on the ever-popular Southwick Road and occupies a generous plot. To the front elevation, the home benefits from off-road parking, providing convenient and practical access for residents and visitors alike.

Upon entering the property, you are welcomed via a porch which leads into the entrance hall. From here, access is provided to the main living accommodation. To the right-hand side is a spacious living/dining room featuring dual aspect windows, allowing an abundance of natural light to flow through the space and creating a bright and inviting atmosphere, ideal for both relaxing and entertaining.

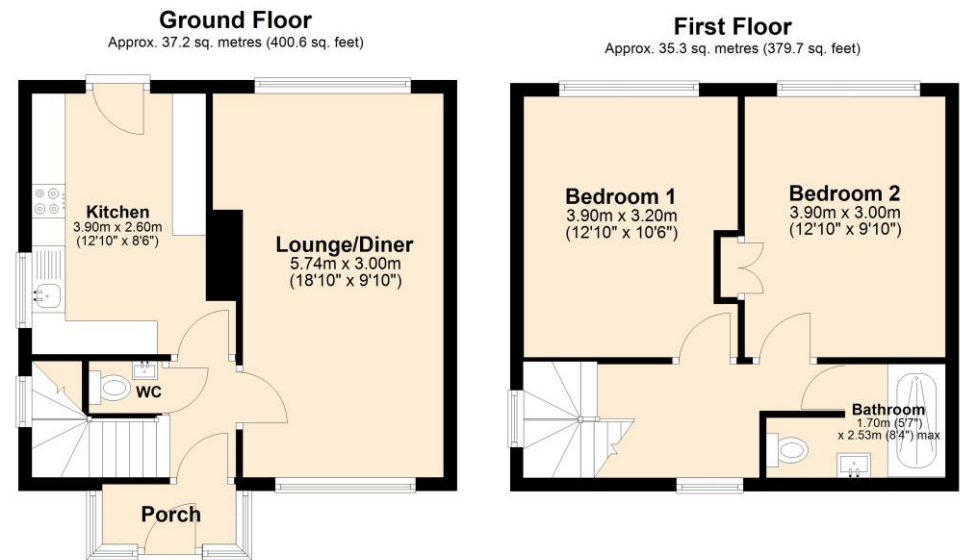
The kitchen is fitted with a range of units and offers space for appliances, making it a functional and practical area for everyday living. Completing the ground floor is the added benefit of a downstairs WC.

To the first floor, the property offers two well-proportioned bedrooms along with a three-piece bathroom suite comprising a bath, wash hand basin and WC.

Externally, the property continues to impress. To the rear is an enclosed garden featuring an Indian stone patio area, perfect for outdoor dining and entertaining. Beyond this is a lawned garden, offering a pleasant green space, along with a detached garage providing additional storage or parking.

Southwick Road is conveniently located within easy reach of a range of local amenities, including shops, schools and everyday services. The area is well served by public transport links and offers good access to surrounding towns and road networks, making it ideal for commuters. Nearby green spaces and recreational facilities provide opportunities for leisure and outdoor activities, while the neighbourhood itself is well established and popular with families and professionals alike.

- Freehold
- EPC Grade C
- Council Tax Band A



Total area: approx. 72.5 sq. metres (780.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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