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93 Shadwell Street East, Heywood



- Two Bed Detached Bungalow To Be Sold With Tenant In Situ
 - Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Kitchen And Conservatory
 - Two Bedrooms And Wet Room
- Lawned Gardens To The Front And Side With Space To Off Road Park
 - Paved Patio Garden To The Rear

Offers In Excess Of £190,000

Attention buy to let investors two bed detached bungalow with gardens, conservatory and parking. To be sold with tenant insitu. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen, conservatory, wet room and two bedrooms. Externally there are lawned gardens to the front and side with space to off road park and a very pleasant enclosed paved patio garden at the rear. Situated in the Heywood area of Manchester with easy access to the towns shops and facilities, transport links and ideal for access to the M60 motorway network.

HALL

Entrance hall with radiator.

LOUNGE

4.79m x 3.43m (15'8" x 11'3")

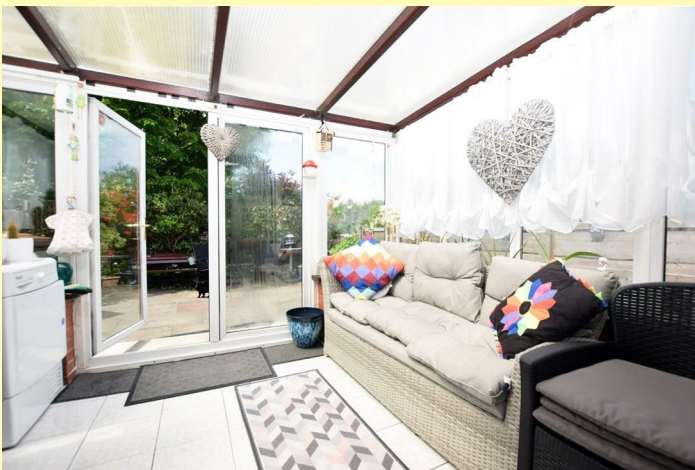
Rear aspect with laminate flooring, T.V point and radiator. Patio doors leading to the conservatory.



CONSERVATORY

3.56m x 2.77m (11'8" x 9'1")

Rear aspect with tiled flooring and access to the rear garden.



KITCHEN

2.78m x 2.64m (9'1" x 8'7")

Front aspect with a range of wall and base units incorporating stainless steel sink, cooker point with extractor above, space and plumbing for dishwasher and laminate flooring.



BEDROOM 1

4.06m x 3.43m (13'3" x 11'3")

Rear aspect with fitted wardrobes, laminate flooring and radiator.



BEDROOM 2

2.86m x 2.64m (9'4" x 8'7")

Front aspect with laminated wooden flooring and radiator.



WET ROOM

Three-piece wet room comprising of shower, sink, low-level W.C, fully tiled walls and laminate flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
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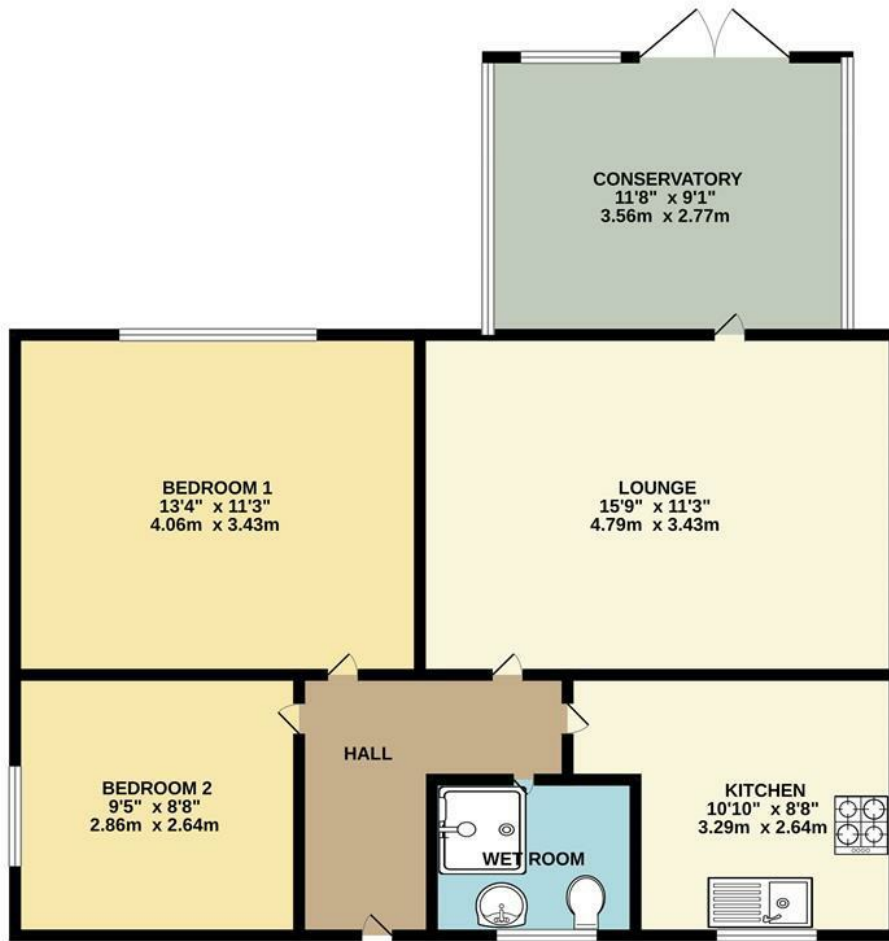
OUTSIDE

Externally there are lawned gardens to the front and side with space to off road park and a very pleasant enclosed paved patio garden at the rear.



*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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