



ASHWORTH HOLME
Sales · Lettings · Property Management



59 SWALECLIFF AVENUE, M23 9FL
£240,000



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DESCRIPTION

AN EXCELLENT OPPORTUNITY TO PURCHASE THIS REALISTICALLY PRICED TWO BEDROOM MID-TERRACE PROPERTY, OFFERING A SPACIOUS OPEN-PLAN LIVING/DINING KITCHEN, A GENEROUS REAR GARDEN AND OFF-ROAD PARKING TO THE FRONT.

Beautifully presented throughout, this appealing home is ideal for first-time buyers, downsizers or buy-to-let investors. It enjoys a highly convenient setting close to a wide range of local amenities, with excellent transport links nearby including the Metrolink Network at Wythenshawe Park, providing easy access into Manchester and surrounding areas.

Internally, the property features an inviting open-plan living/dining kitchen, fitted with modern units and benefitting from double-glazed French doors that open directly onto the rear garden, creating a bright and sociable living space. There is also the added advantage of a useful separate utility room.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom. Further benefits include gas central heating and double glazing throughout.

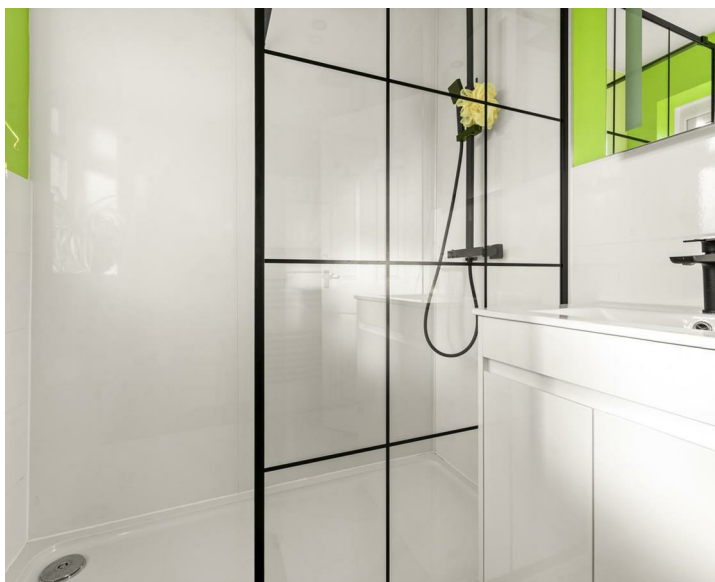
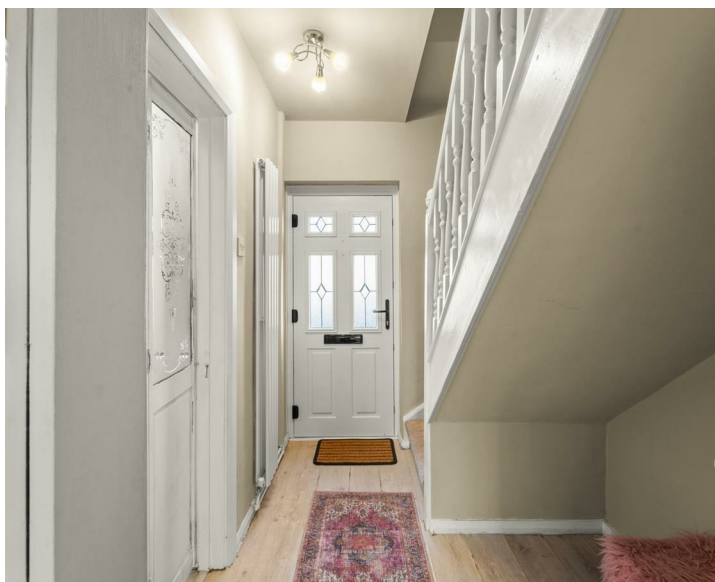
Externally, the property enjoys a substantial rear garden with a lawned area and patio, offering plenty of space for outdoor seating, entertaining or potential landscaping. To the front, there is off-road parking for multiple vehicles.

Viewings are highly recommended to appreciate the space and convenience this property offers.

KEY FEATURES

- Two well-proportioned double bedrooms
- Double doors opening onto the rear garden
- Gas central heating and double glazing
- Off-road parking to the front
- Spacious open-plan living/dining kitchen
- Separate and useful utility room
- Generous rear garden with lawn and patio
- Convenient location close to the Metrolink

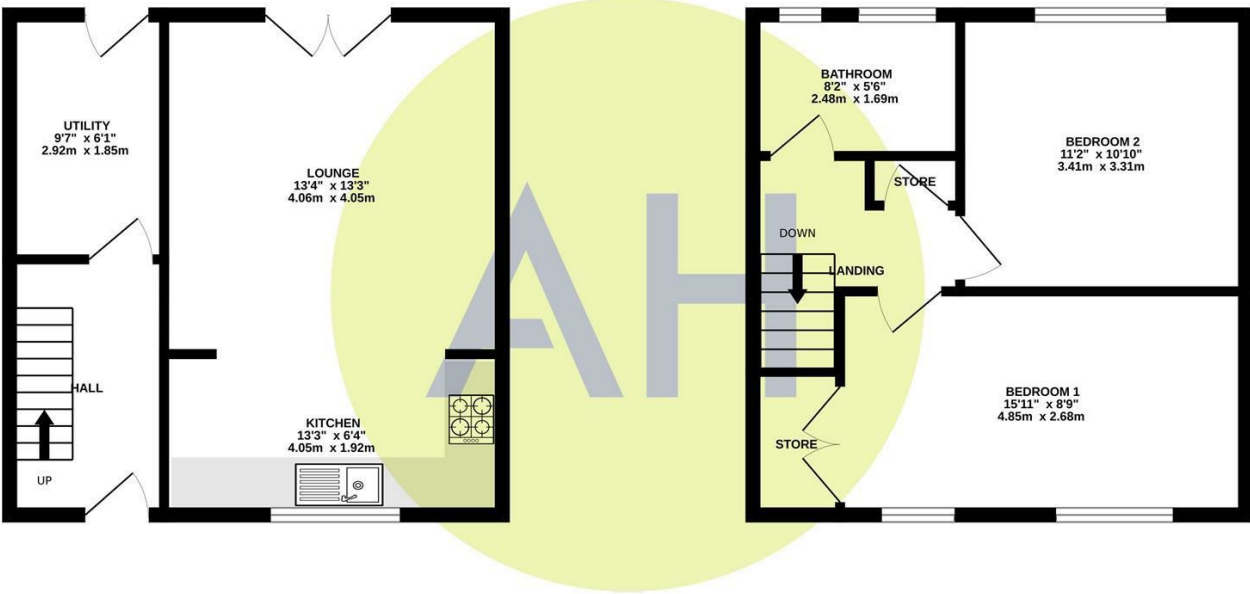






GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

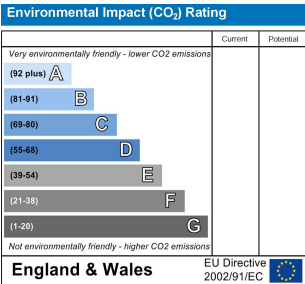
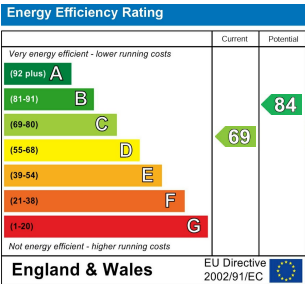
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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