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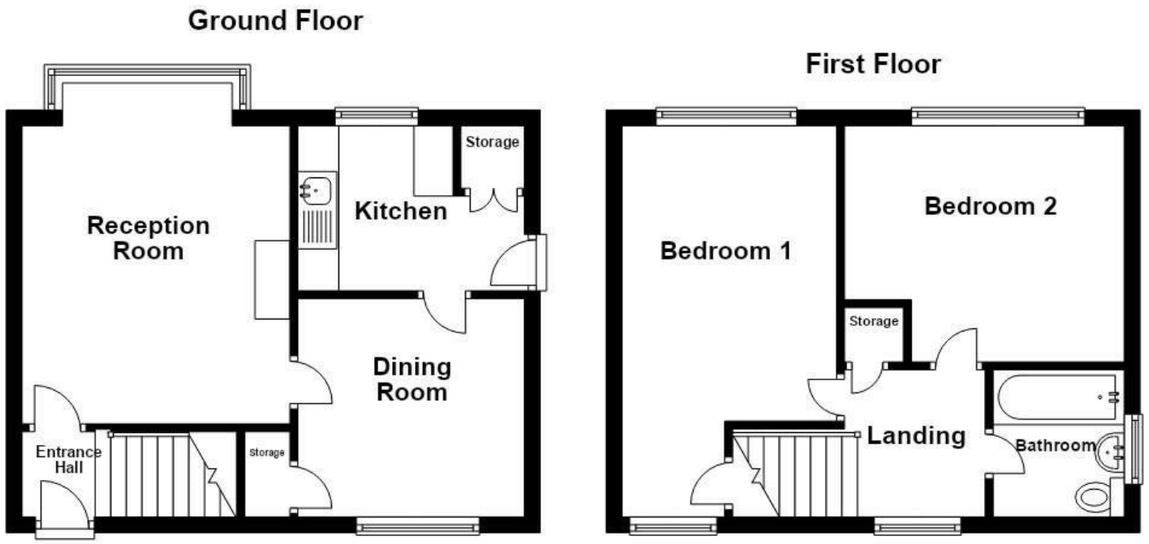

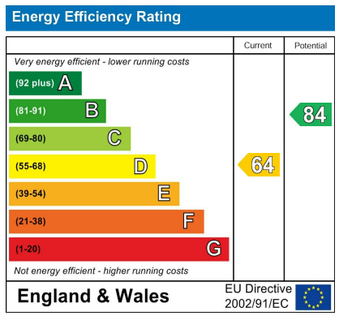

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Balmoral Road, Manchester, M27 8QH

Offers Over £200,000

Nestled in the charming area of Clifton, Swinton, Manchester, this delightful house on Balmoral Road offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike.

As you approach the house, you will be greeted by its inviting façade, which hints at the warmth and character that lies within. The interior boasts spacious living areas, designed to provide a welcoming atmosphere for both relaxation and entertaining. Natural light floods through the windows, enhancing the sense of space and creating a bright, airy environment.

The kitchen is well-appointed, offering ample storage and workspace, making it a joy for any home cook. The adjoining dining area is perfect for family meals or hosting friends, ensuring that every gathering is a memorable one.

The bedrooms are generously sized, providing a peaceful sanctuary for rest and rejuvenation. Each room is thoughtfully designed to maximise comfort, with the potential for personalisation to suit your style.

Outside, the property features a lovely garden, ideal for enjoying the fresh air or indulging in gardening pursuits. The surrounding area is well-served by local amenities, including shops,

Balmoral Road, Manchester, M27 8QH

Offers Over £200,000

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- Semi Detached House
- Council Tax Band A
- Two Bedrooms
- Tenure Freehold
- EPC Rating D
- Off Road Parking With Drive

Ground Floor

Entrance Hallway
3'4 x 3'7 (1.02m x 1.09m)

UPVC door with double glazing, door leading to reception room, stairs to first floor.

Reception Room
12'6 x 11'3 (3.81m x 3.43m)

UPVC box bay window, central heating radiator, living flame gas fire with tiled surround, doors leading to dining room.

Dining Room
9'6 x 9'2 (2.90m x 2.79m)

UPVC double glazed window, central heating radiator, ceiling rose, doors leading to kitchen and understairs storage.

Kitchen
6'1 x 7'1 (1.85m x 2.16m)

UPVC double glazed window, range of wall and base units, laminate worktop, ceramic sink with single draining board and mixer tap, freestanding range cooker, integrated extractor fan, tiled effect flooring, UPVC double glazed door to the rear.

First Floor

Landing
5'11 x 6'5 (1.80m x 1.96m)

UPVC double glazed window, central heating radiator, doors leading to bedroom one, two and bathroom, loft access.

Bathroom
5'6 x 6'5 (1.68m x 1.96m)

UPVC double glazed window, flush plate WC, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower, partially tiled elevations, wooden flooring, extractor fan.

Bedroom One
9'1 x 16'8 (2.77m x 5.08m)

UPVC double glazed window, central heating radiator.

Bedroom Two
11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window, central heating radiator.

External

Front

Rear

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