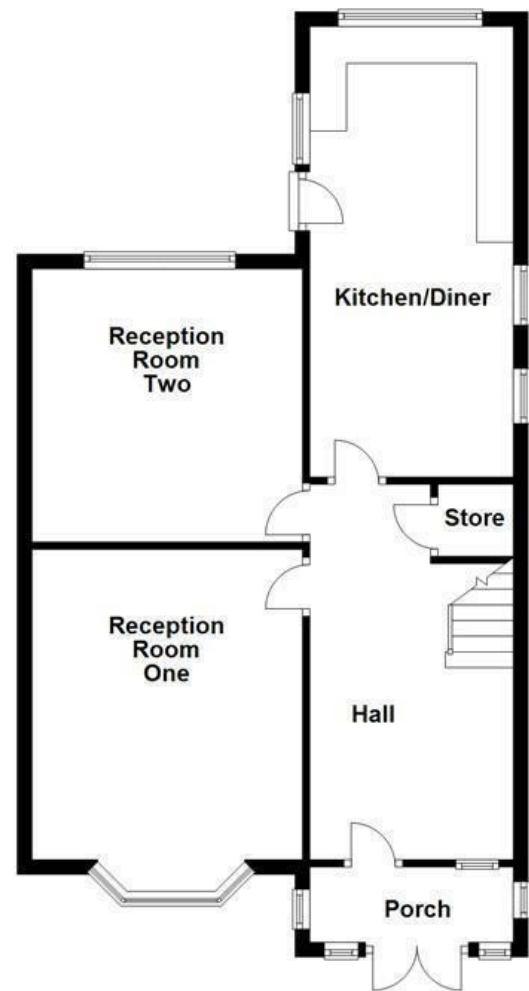
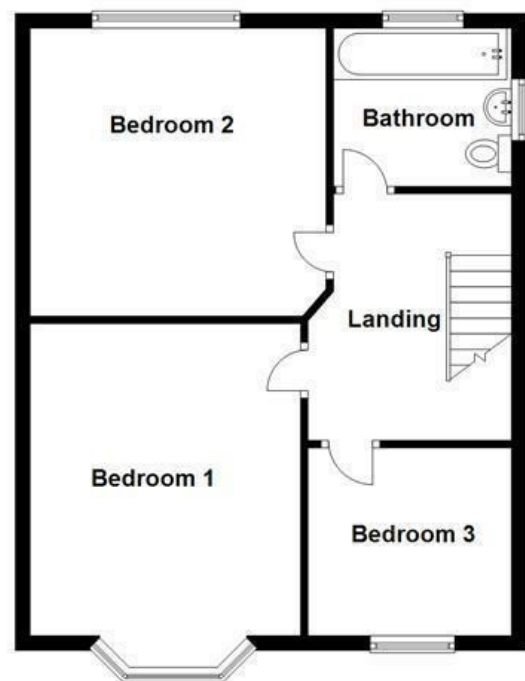


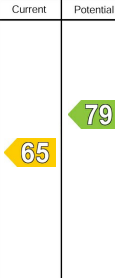
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                                                                                     |                                                                                     |
|---------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                           |
| Very energy efficient - lower running costs |                                                                                     |                                                                                     |
| (92 plus) <b>A</b>                          |  | <b>79</b>                                                                           |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                     |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                     |
| (55-68) <b>D</b>                            |                                                                                     |                                                                                     |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                     |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                     |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                     |
| Not energy efficient - higher running costs |                                                                                     |                                                                                     |
| <b>England &amp; Wales</b>                  |                                                                                     |                                                                                     |
| EU Directive 2002/91/EC                     |                                                                                     |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# Manchester Road, Manchester, M27 5FX £250,000

Nestled on Manchester Road in the vibrant area of Swinton, this stunning three-bedroom modern home offers a perfect blend of comfort and convenience. With its own private driveway, this property provides ample parking space, making it an ideal choice for families or professionals alike.

Upon entering, you will be greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The modern design and thoughtful layout create a welcoming atmosphere throughout the home, ensuring that every corner is both functional and stylish.

The location is particularly advantageous, as it is situated close to a variety of shops, allowing for easy access to everyday necessities. Additionally, the excellent transport links nearby make commuting to Manchester city centre and beyond a breeze, catering to those who require a quick and efficient travel option.

This property is not just a house; it is a place where you can create lasting memories. With its modern features and prime location, it presents an exceptional opportunity for anyone looking to settle in a thriving community. Do not miss the chance to make this beautiful home your own.



Manchester Road, Manchester, M27 5FX

£250,000

3 1 2 E D

- Semi-Detached Property

■ Two Spacious Reception Rooms
- Three Bedrooms

■ EPC Rating D
- Modern Fitted Kitchen

Ground Floor

Entrance

6'9" x 2'2" (2.06m x 0.66m )

Double Glazed, Doors Leading to Hall, Tiled Floor, UPVC Double Glazed Windows, UPVC Door to Hall.

Hallway

6'2" x 14'8" (1.88m x 4.47m)

UPVC Door, UPVC Double Glazed Window, Central Heating Radiator, Laminate Flooring, Doors Leading to Reception Room 1, 2 and Kitchen, Storage Under Stairs.

Reception Room One

12'0" x 13'4" (3.66m x 4.06m )

Bay Fronted UPVC Double Glazed Window, Central Heating Radiator, Laminate Flooring.

Reception Room Two

12'0" x 12'8" (3.66m x 3.86m)

UPVC Double Glazed Window, Central Heating Radiator, Laminate Flooring.

Kitchen

8'3" x 20'0" (2.51m x 6.10m )

UPVC Double Glazed Window, Central Heating Radiator, High Gloss Wall and Base Units, Laminate Worktop, Tiled Splashback, One and a Half Sink and Draining Board, Mixer Tap, Gas Hob, Integral Single Oven, Stainless Steel Extractor Hood, Space for Fridge Freezer and Plumbing for Washing Machine, Smoke Alarm, Tiled Flooring, Wooden Door Leading to Garden.

First Floor

Hall

7" x 8'8" (2.13m x 2.64m )

UPVC Double Glazed Window, Doors Leading to Bedroom1, 2, 3 and Bathroom

Bedroom One

12'3" x 12'8" (3.73m x 3.86m )

UPVC Double Glazed Window, Central Heating Radiator

Bedroom Two

11'5" x 13'8" (3.48m x 4.17m )

UPVC Double Glazed Window, Central Heating Radiator

Bedroom Three

7'1" x 8'4" (2.16m x 2.54m )

UPVC Double Glazed Window, Central Heating Radiator

Bathroom

6'0" x 6'7" (1.83m x 2.01m )

UPVC Double Glazed Window, Central Heating Radiator, Dual Flush WC, Pedestal Wash Basin, Mixer Tap, Panel Bath, Electric Feed Shower, Partially Tiled Elevations, Lino Flooring

External

Garden

Rear Garden with Grass, Double Shed

Front

Block Paved Driveway, Stone Chip Bedding, Paved Patio Area.

