



Wellington Road, Manchester, M27 4BG

£160,000

TWO BEDROOM MID TERRACED PROPERTY - IDEAL INVESTMENT OPPORTUNITY

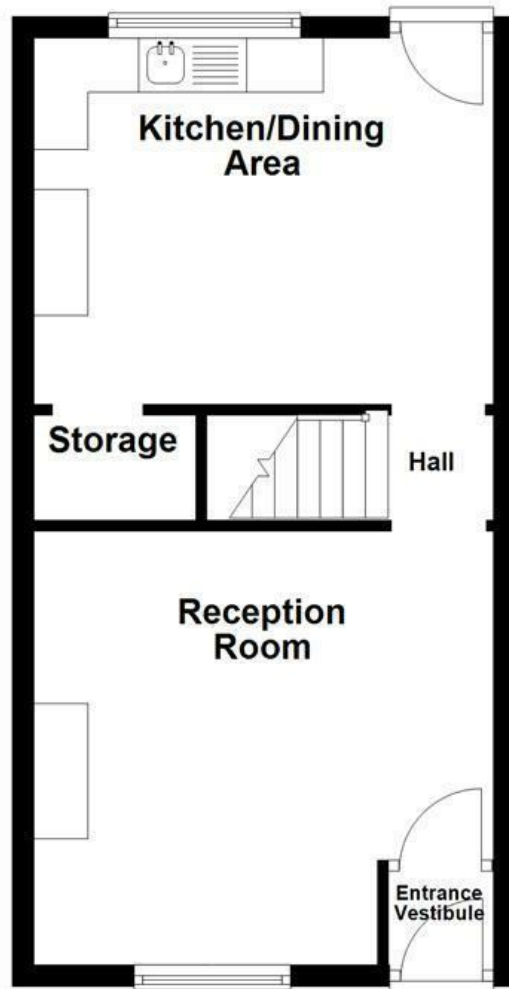
Situated on Wellington Road in the vibrant area of Swinton, Manchester, this charming mid-terraced house presents an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The spacious reception room is a highlight, offering a light and airy atmosphere that is perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is designed with practicality in mind, featuring enough space for a dining area, making it an ideal spot for family meals or social gatherings. The property also benefits from a well-maintained shower room, ensuring comfort and convenience for its residents.

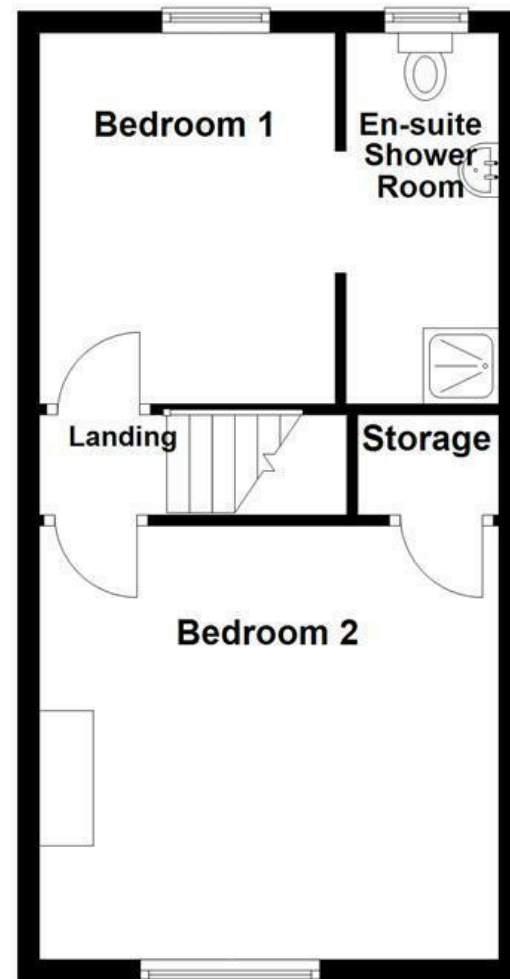
Outside, the house is complemented by a garden fronted courtyard, which adds to its appeal and provides a pleasant outdoor space for enjoying the fresh air. Additionally, the ample rear enclosed paved yard space offers further potential for outdoor living, whether it be for gardening, barbecues, or simply unwinding in a private setting.

This property is bursting with potential and is an ideal investment opportunity, situated in a desirable location that is well-connected to local amenities and transport links. With its combination of space, light, and outdoor areas, this mid-terraced house is a must-see for anyone looking to make a new home in Swinton.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
- On Street Permit Parking
- Ideal Investment Opportunity
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- Bursting With Potential
- EPC Rating D
- Main Bedroom With Access To The En Suite Shower Room
- Enclose Ample Rear Yard Space

Ground Floor

Entrance Vestibule

3'3 x 2'9 (0.99m x 0.84m)

Hall

14' x 3'2 (4.27m x 0.97m)

Reception Room

14' x 13'2 (4.27m x 4.01m)

Kitchen/Dining Area

14' x 11'1 (4.27m x 3.38m)

First Floor

Landing

14' x 3'2 (4.27m x 0.97m)

Bedroom One

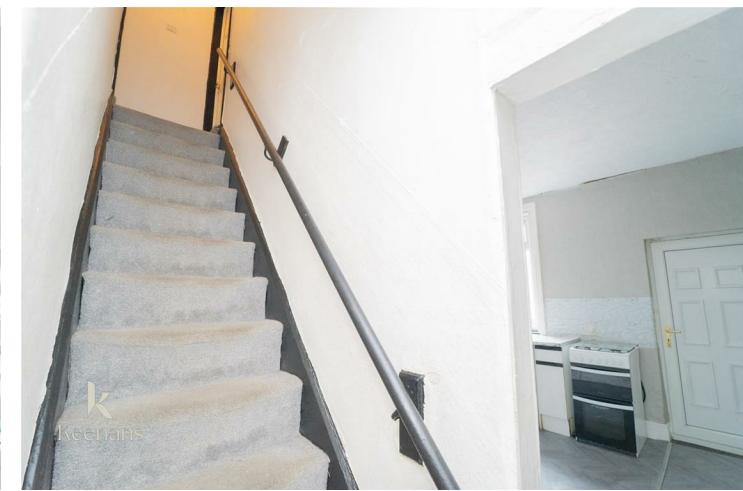
11'1 x 9' (3.38m x 2.74m)

En Suite Shower Room

11'1 x 4'5 (3.38m x 1.35m)

Bedroom Two

14' x 13'1 (4.27m x 3.99m)



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