



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

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## Arthur Street, Manchester, M27 0JZ

### Offers Over £250,000

THREE BEDROOM FAMILY TERRACE IN SWINTON

Located on the charming Arthur Street in Swinton, Manchester, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a generous reception room that flows effortlessly into a well-designed kitchen and dining area, creating an inviting space ideal for both entertaining and family gatherings. The kitchen is thoughtfully arranged and conveniently adjoins a second reception room, providing additional versatility for your living needs.

The property boasts three well-proportioned bedrooms, ensuring ample space for relaxation and privacy. One of the bedrooms features an ensuite shower room, adding a touch of luxury and convenience for its occupants.

Outside, the rear garden is laid to lawn, offering a serene outdoor space perfect for enjoying sunny days or hosting barbecues with friends and family. This home is not only a comfortable retreat but also a wonderful opportunity to embrace a vibrant community in Swinton. With its appealing layout and thoughtful design, this property is sure to attract those seeking a welcoming family home.

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# Arthur Street, Manchester, M27 0JZ

## Offers Over £250,000



- Tenure Freehold
- On Street Parking
- Viewing Essential
- Enclosed Rear Garden Space
- Council Tax Band A
- Three Generously Sized Bedrooms
- Close Proximity To Local Amenities
- EPC Rating TBC
- Ideal Family Home
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

16'4 x 3'4 (4.98m x 1.02m)

Central heating radiator, smoke alarm, tiled effect laminate flooring, doors to reception room one and kitchen, stairs to first floor.

#### Reception Room One

13' x 11'9 (3.96m x 3.58m)

UPVC double glazed window, central heating radiator and open access to kitchen.

#### Kitchen

14' x 10'10 (4.27m x 3.30m)

Central heating radiator, wall and base units, laminate work top, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, space for oven, plumbed for washing machine, space for dishwasher, extractor fan, wood effect laminate flooring, door to under stairs storage and open passage to reception room two.

#### Reception Room Two

15'9 x 8'11 (4.80m x 2.72m)

Central heating radiator, space for dryer, space for American style fridge freezer, access to boiler, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

14'2 x 5'3 (4.32m x 1.60m)

Central heating radiator, smoke alarm, doors to three bedrooms and Jack and Jill bathroom.

#### Bedroom One

15'2 x 9' (4.62m x 2.74m)

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

6'1 x 6'2 (1.85m x 1.88m)

Central heating radiator, dual flush WC, pedestal wash basin, electric feed shower, extractor fan and tiled effect laminate flooring.

#### Bedroom Two

22'3 x 8'11 (6.78m x 2.72m)

UPVC double glazed window, central heating radiator and door to Jack and Jill bathroom.

#### Bedroom Three

13' x 6'5 (3.96m x 1.96m)

UPVC double glazed window and central heating radiator.

### Bathroom

10'1 x 5'3 (3.07m x 1.60m)

Central heating radiator, low flush WC, pedestal wash basin, panel bath, electric feed shower, extractor fan, part tiled elevation and tiled effect laminate flooring.

### External

#### Rear

Enclosed laid to lawn garden and paving.

