



26 Stafford Road, Swinton

Manchester



In Excess of £165,000

## 26 Stafford Road

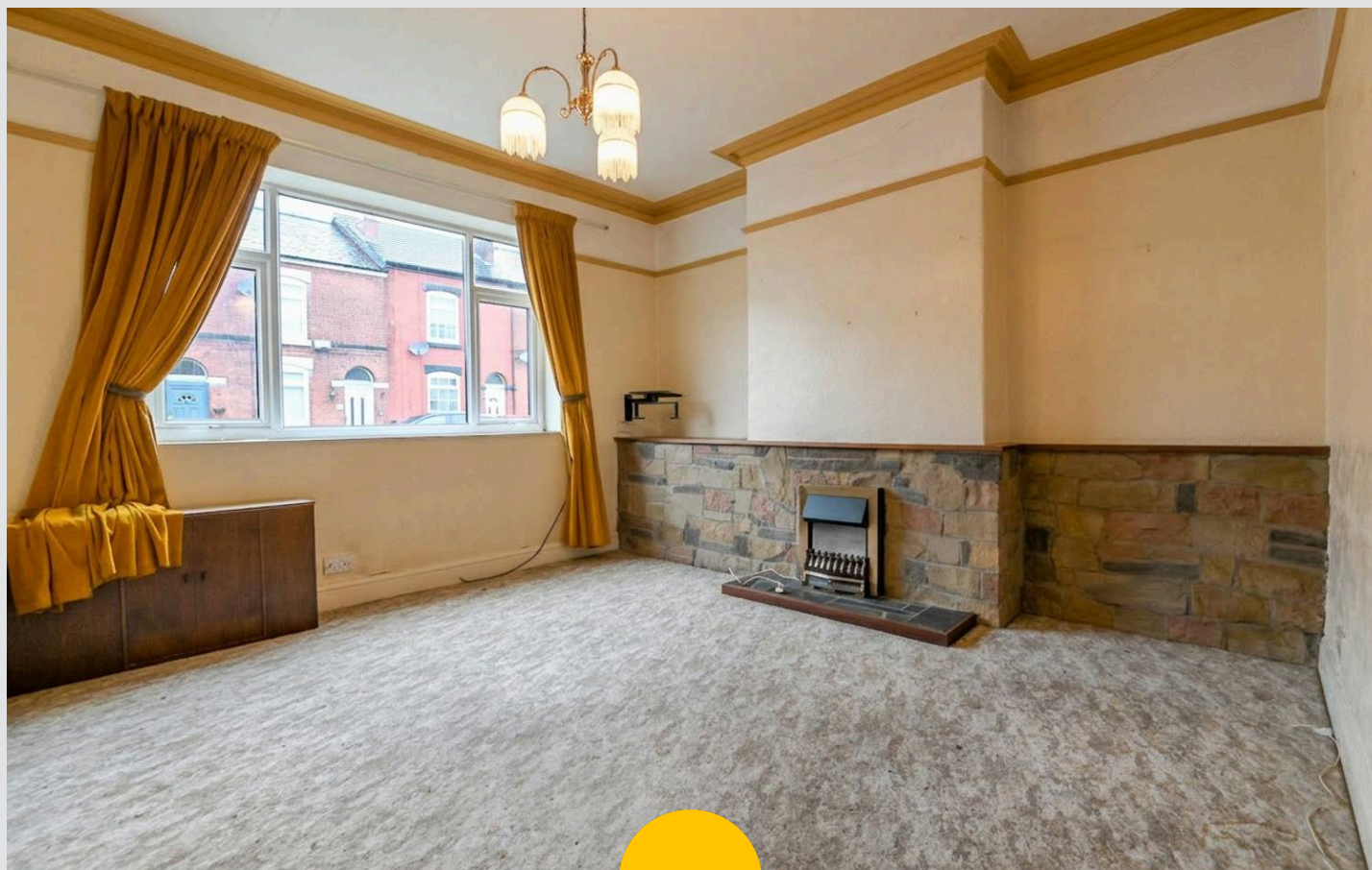
Swinton, Manchester

\* CHAIN FREE \* EXTENDED TO THE REAR & DECEPTIVELY SPACIOUS \* A PERFECT INVESTMENT OPPORTUNITY & ideally positioned in a POPULAR CENTRAL SWINTON LOCATION, this FANTASTIC property features 3 GENEROUS BEDROOMS and a W.C to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, lounge, large kitchen & dining area, rear hall, and a DOWNSTAIRS BATHROOM. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from WELL-MAINTAINED YARDS to both the front & rear. Situated within WALKING DISTANCE of many local amenities & excellent transport links, COULD THIS BE THE ONE FOR YOU? CALL US NOW TO BOOK A VIEWING!

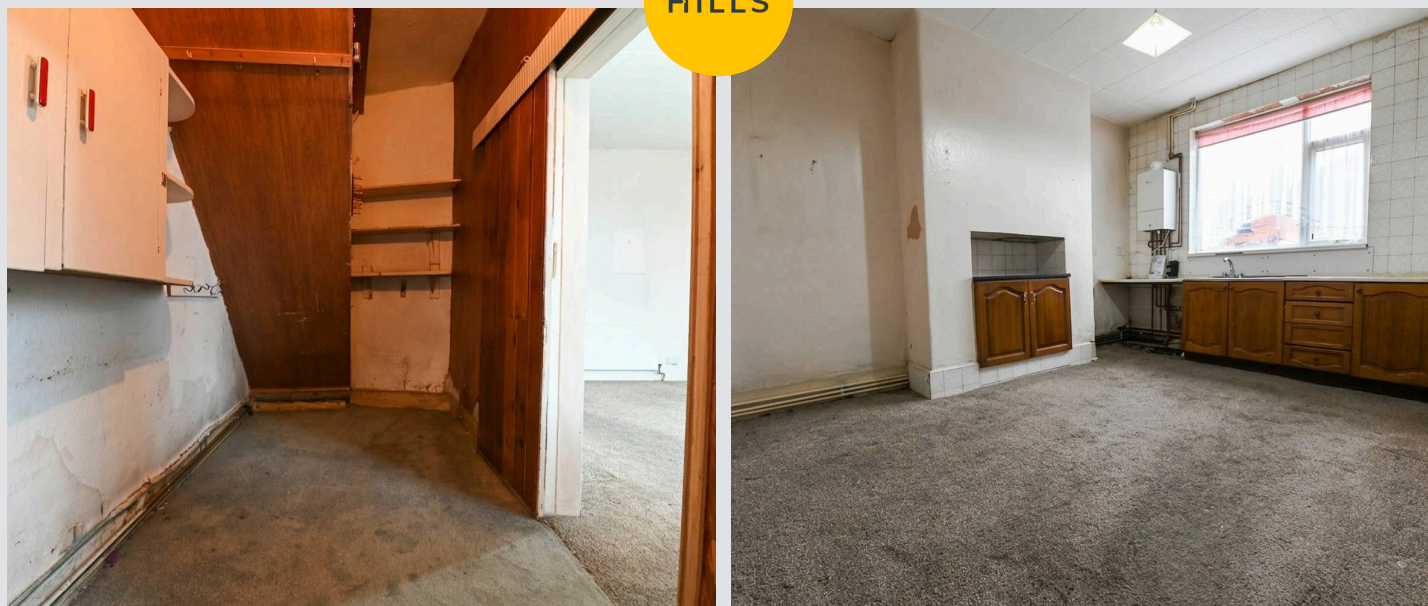
Council Tax band: B

Tenure: Freehold

- CHAIN FREE
- 3 GENEROUS BEDROOMS
- PERFECT INVESTMENT OPPORTUNITY
- EXTENDED TO THE REAR
- BATHROOM + ADDITIONAL W.C
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- WELL PRESENTED YARDS TO THE FRONT & REAR
- POPULAR CENTRAL SWINTON LOCATION
- WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



**Hallway**

17' 1" x 3' 7" (5.20m x 1.10m)

**Reception 1**

14' 1" x 13' 9" (4.30m x 4.20m)

**Kitchen & Dining Room**

14' 9" x 14' 9" (4.50m x 4.50m)

**Rear hall**

14' 9" x 5' 11" (4.50m x 1.80m)

**Bathroom**

8' 6" x 5' 7" (2.60m x 1.70m)

**Landing**

18' 4" x 5' 11" (5.60m x 1.80m)

**Bedroom 1**

13' 9" x 10' 6" (4.20m x 3.20m)

**Bedroom 2**

14' 9" x 10' 6" (4.50m x 3.20m)

**W.C**

4' 11" x 2' 7" (1.50m x 0.80m)

**Bedroom 3**

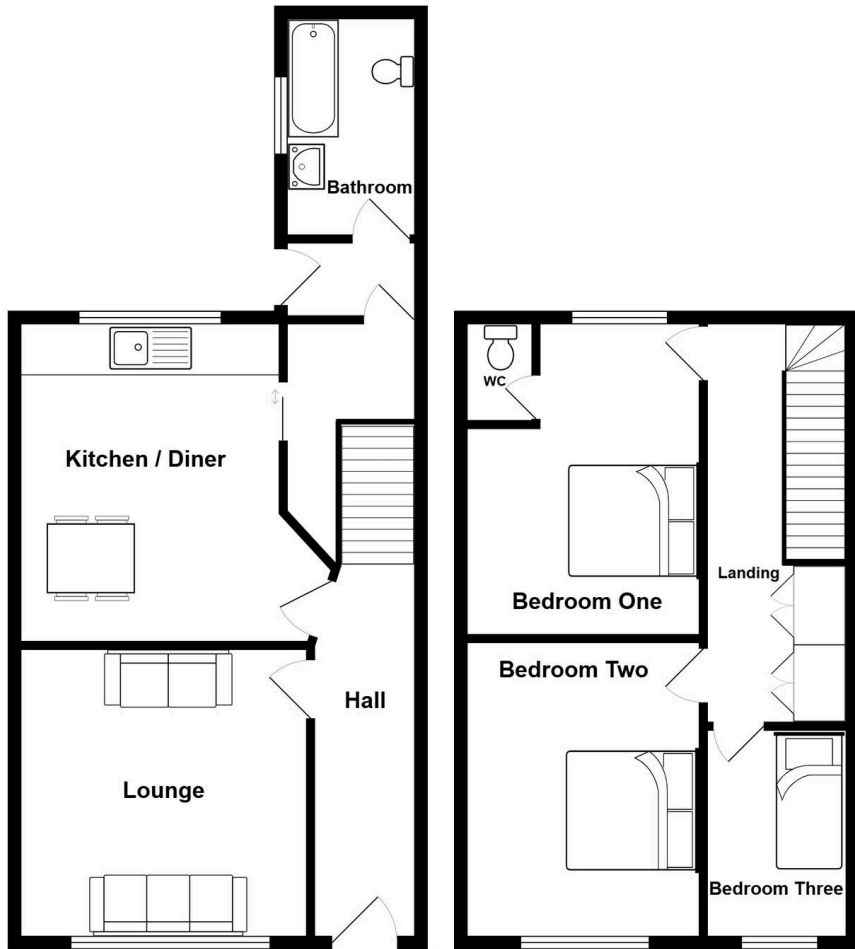
10' 2" x 7' 3" (3.10m x 2.20m)





HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.