



## Bingham Street, Manchester, M27 4AQ

### Offers Over £160,000

A FANTASTIC MID TERRACED PROPERTY

Nestled in the desirable area of Bingham Street, Swinton, Manchester, this outstanding mid-terraced house presents an excellent opportunity for those seeking a new home. Boasting two spacious double bedrooms and two inviting living areas, this property is designed with comfort and functionality in mind. The neutral decoration throughout provides a complete blank canvas, allowing you to personalise the space to your taste.

One of the standout features of this home is the fantastic kitchen extension, which enhances the living experience by offering ample room for cooking and entertaining. The generous garden space to the rear is perfect for outdoor activities, gardening, or simply enjoying the fresh air, making it an ideal retreat for small families or couples.

With no chain delay, you can move in without the usual waiting period, making this property even more appealing. The combination of spacious rooms, a well-thought-out layout, and a prime location makes this house a perfect choice for anyone looking to settle in a sought-after neighbourhood. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	60		
(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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 2  1  2  D

- Tenure Freehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms
- Ample Rear Yard Space
- EPC Rating D
- Ideal First Time Buy Or Investment Opportunity
- Bursting With Potential

## Ground Floor

### Entrance Hall

3'1" x 2'11" (0.94m x 0.89m)

### Reception Room One

13'2" x 13' (4.01m x 3.96m)

### Reception Room Two

13' x 11'3" (3.96m x 3.43m)

### Kitchen

9'2" x 6'4" (2.79m x 1.93m)

### Inner Hall

6'4" x 3' (1.93m x 0.91m)

### Bathroom

6'4" x 6'5" (1.93m x 1.96m)

## First Floor

### Landing

7'11" x 2'6" (2.41m x 0.76m)

### Bedroom One

13'2" x 13' (4.01m x 3.96m)

### Bedroom Two

11'5" x 10'2" (3.48m x 3.10m)



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