



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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Cemetery Road South, Manchester, M27 9TH

£210,000

ENVIABLE THREE BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED
Situating in the desirable area of Cemetery Road South in Swinton, Manchester, this charming mid-terrace house presents an excellent opportunity for both families and first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you are welcomed into a generously sized reception room, perfect for relaxation or entertaining guests. The newly fitted kitchen and dining area is a highlight of the home, offering a modern space for culinary pursuits and family meals. This area also features a door that leads directly to the rear garden, allowing for a seamless transition between indoor and outdoor living.

The property is completed with a three-piece bathroom suite, ensuring convenience for all residents. With its thoughtful layout and inviting atmosphere, this home is not only practical but also a delightful place to create lasting memories.

Situating in a sought-after location, this mid-terrace house is well-connected to local amenities and transport links, making it an ideal choice for those looking to enjoy the vibrant community of Swinton. Do not miss the chance to view this lovely property, which combines comfort, style, and a prime location.

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£210,000

 3  1  1  C

- Tenure Leasehold
 - On Street Parking
 - Close Proximity To Local Amenities
 - Sought After Location
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Easy Access To Major Commuter Routes
- EPC Rating C
 - Ideal Home For A Small Family With Viewing Essential
 - Newly Fitted Kitchen/Dining Area And Three Piece Bathroom Suite

Ground Floor

Entrance Hall

12'8 x 5'9 (3.86m x 1.75m)

UPVC double glazed door and window central heating radiator, wood effect flooring, stairs to the first floor, doors to reception room and kitchen/dining area.

Reception Room

11'7 x 11'7 (3.53m x 3.53m)

UPVC double glazed bay window, central heating radiator, dado rail, gas fire with marble hearth and surround, wooden mantle and television point.

Kitchen/Dining Area

17'9 x 9'7 (5.41m x 2.92m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, stainless steel sink, drainer and mixer tap, electric oven in a high rise unit, four ring gas hob, extractor hood, access to Worcester combi boiler, tiled splashbacks, plumbing for washing machine, space for fridge freezer, tiled floor and UPVC double glazed door to the rear.

First Floor

Landing

7'9 x 6'10 (2.36m x 2.08m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

15'2 x 11' (4.62m x 3.35m)

UPVC double glazed window, two central heating radiators and fitted wardrobes.

Bedroom Two

10'2 x 9'8 (3.10m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'2 x 6'11 (2.18m x 2.11m)

UPVC double glazed window, coving and central heating radiator.

Bathroom

6'9 x 5'3 (2.06m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, P shaped bath with electric feed shower and pedestal wash basin with mixer tap, tiled elevation and tiled effect lino flooring.

External

Front

Enclosed courtyard.

Rear

Enclosed laid to lawn garden.



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