



Charles Street

Wardley, Swinton

Miller Metcalfe
Every step of the way

Charles Street

Wardley, Swinton

End of Terrace



EPC Rating - D

*** Calling All First Time Buyers and To Let Investors –
No Chain Involved - Early Viewing Strongly Advised ***

*** Traditional Extended Garden Fronted Period End Terraced Home, Two Double Bedrooms, Two Reception Rooms and a Modern Fitted Kitchen, Three Piece Bathroom and a Generous Rear Garden, Situated within a Popular and Highly Convenient Residential Location ***

This traditional end terraced home has been significantly extended to the ground floor, offering generous well-proportioned accommodation that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated.

The accommodation comprises an entrance lobby, hallway, lounge, separate sitting/dining room and a modern fitted kitchen to the ground floor. On the first floor a landing, two good sized bedrooms plus a three-piece bathroom completes the internal living space.

Outside the property is garden fronted whilst to the rear a further enclosed private garden can be appreciated that offers splendid outside space for relaxing and al-fresco entertaining.

There have been a number of recent improvements by the current owners to include a new roof, new rendering to the gable end, new bathroom and an updated EICR electrical report.

The location is within easy access to the many shops and amenities Swinton, Worsley, Walkden and the surrounding areas have to offer and is well placed for renowned schooling. The property is conveniently situated for access into Manchester city centre, with Swinton Moorside railway station within walking distance, alongside further major transport links such as the A⁶, A580, M60 and M61 making it ideal for those looking to commute across the Northwest.

Rarely do homes like these remain on the market for long especially at such an attractive price. With the added benefit of No Chain involved, an early internal viewing is strongly advised to avoid disappointment.

- **TENURE**
Leasehold
999 Year Lease - 880 Years Remaining
Start Date - 10.11.1907 - End Date - 24.06.2906

- **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - Yes

- **GROUND RENT/SERVICE CHARGE**
£1.00 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band A - £1,635 Per Year

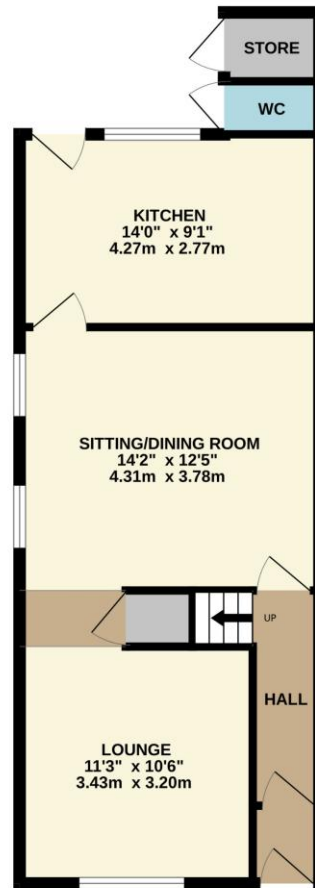
- **FLOOD RISK**
Very Low

- **BROADBAND**
Basic - 14 Mbps
Superfast - 80 Mbps
Ultrafast - 2,000 Mbps

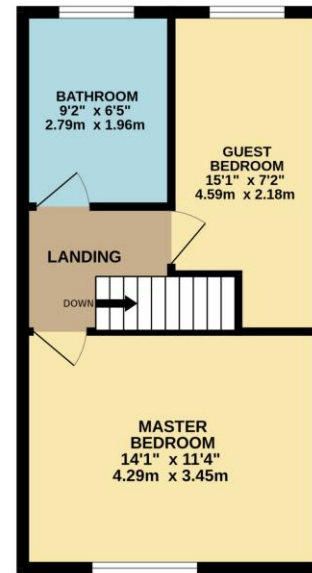




GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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