

8 Wordsworth Road, Swinton

Manchester



Offers Over £240,000



# 8 Wordsworth Road

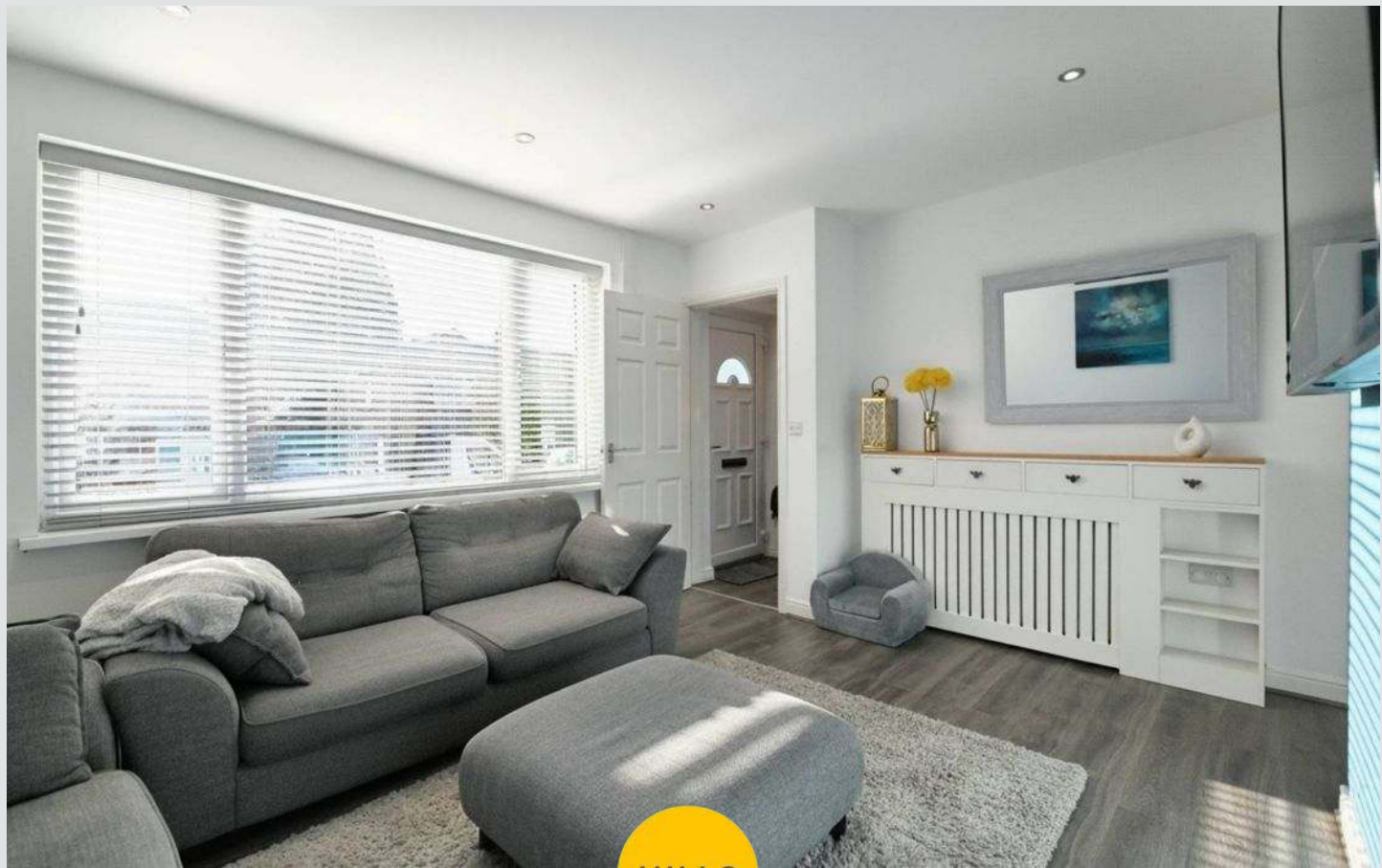
Swinton, Manchester

\* PERFECT FIRST HOME \* WELL PRESENTED THROUGHOUT & ideally located WITHIN WALKING DISTANCE of many local amenities, this FANTASTIC PROPERTY features 3 BEDROOMS and a modern bathroom to the first floor, whilst the ground floor comprises of an entrance hallway, lounge, and MODERN KITCHEN & DINING AREA. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING to the front, and a landscaped rear garden with paved seating area, and both natural & artificial lawns. Positioned in a POPULAR RESIDENTIAL AREA, COULD THIS BE THE PERFECT HOME FOR YOU? CALL US NOW TO BOOK A VIEWING!

Council Tax band: A

Tenure: Freehold

- UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- NEWLY FITTED MODERN KITCHEN & BATHROOM
- WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- FULLY RE-FURBISHED THROUGHOUT
- OFF-ROAD PARKING
- 3 BEDROOMS
- GENEROUS GARDEN TO THE REAR
- POPULAR RESIDENTIAL AREA
- PERFECT FIRST HOME



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**Bathroom**

Dimensions: 6' 7" x 5' 7" (2.0m x 1.7m).

**Reception**

Dimensions: 14' 5" x 12' 6" (4.4m x 3.8m).

**Bedroom Three**

Dimensions: 9' 2" x 6' 7" (2.8m x 2.0m).

**Bedroom One**

Dimensions: 12' 6" x 11' 2" (3.8m x 3.4m).

**Kitchen**

Dimensions: 18' 1" x 7' 7" (5.5m x 2.3m).

**First Floor Landing**

Dimensions: 6' 7" x 5' 11" (2.0m x 1.8m).

**Rear Garden**

a newly landscaped garden to the rear with paved seating area, lawn & artificial lawn.

**Front garden**

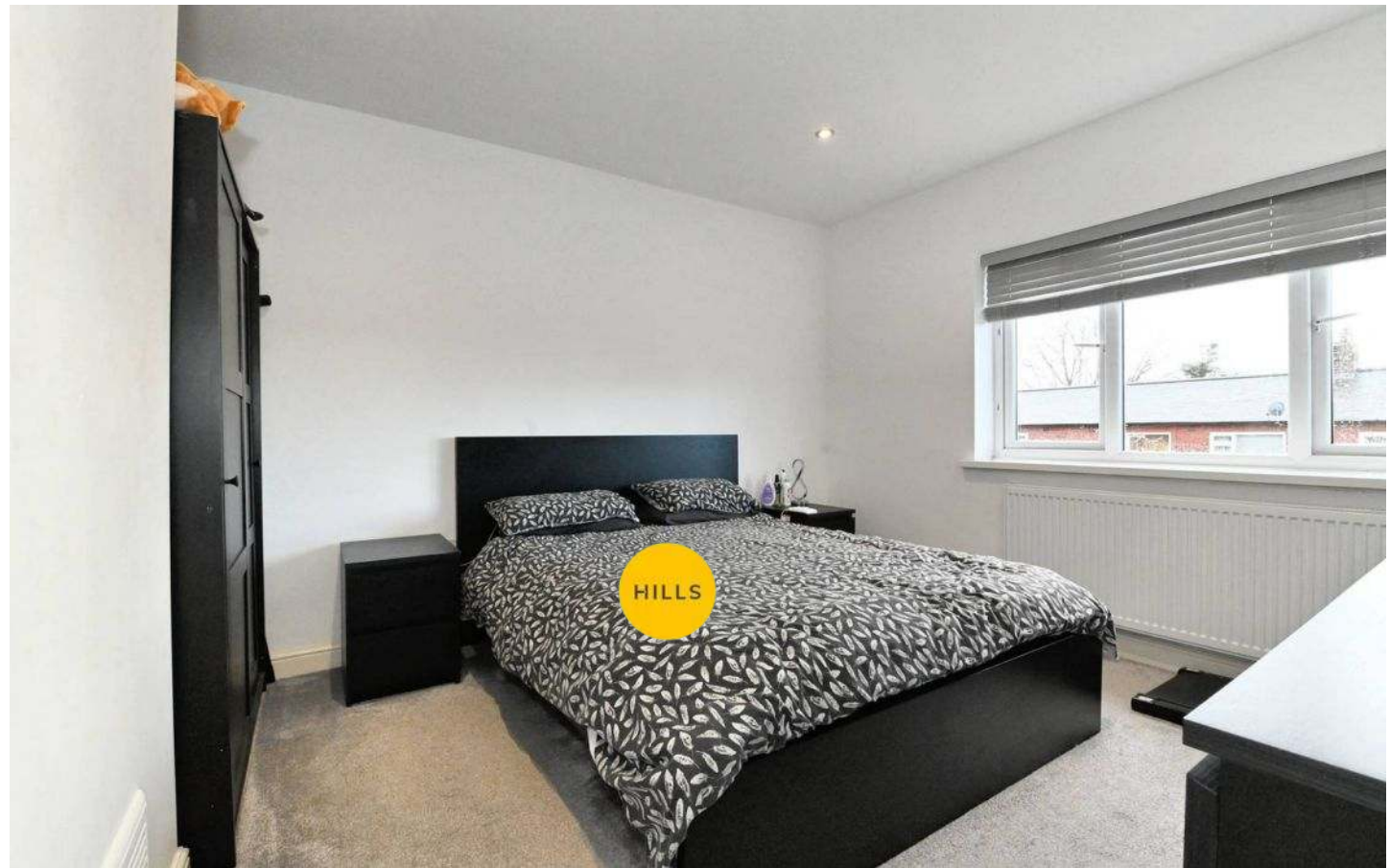
Paved garden to the front with off road parking.

**Bedroom Two**

Dimensions: 11' 2" x 7' 3" (3.4m x 2.2m).

**Hallway**

Dimensions: 5' 3" x 4' 3" (1.6m x 1.3m).



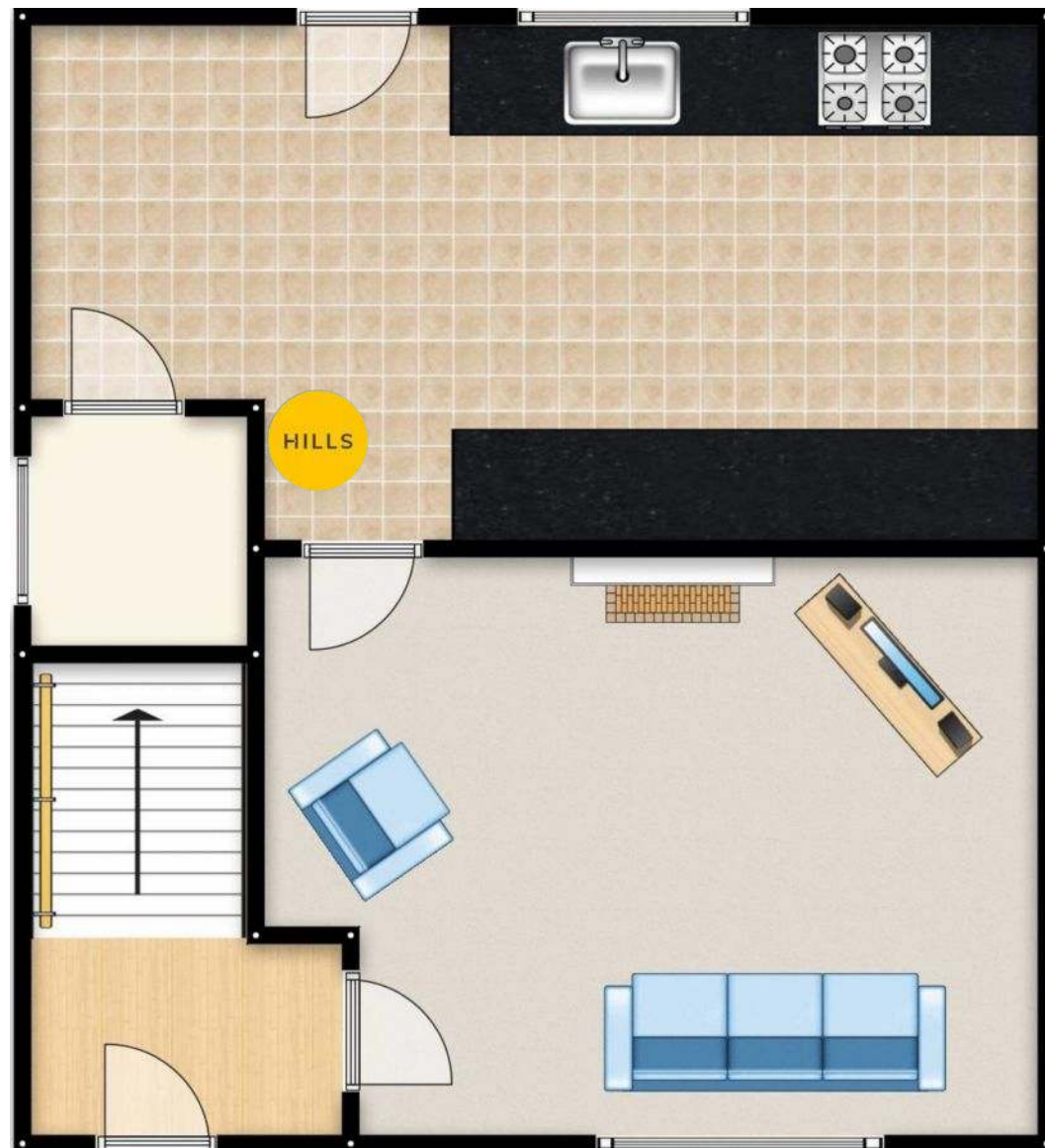




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