

Approximate Gross Internal Floor Area = 81.6 sq m / 879 sq ft

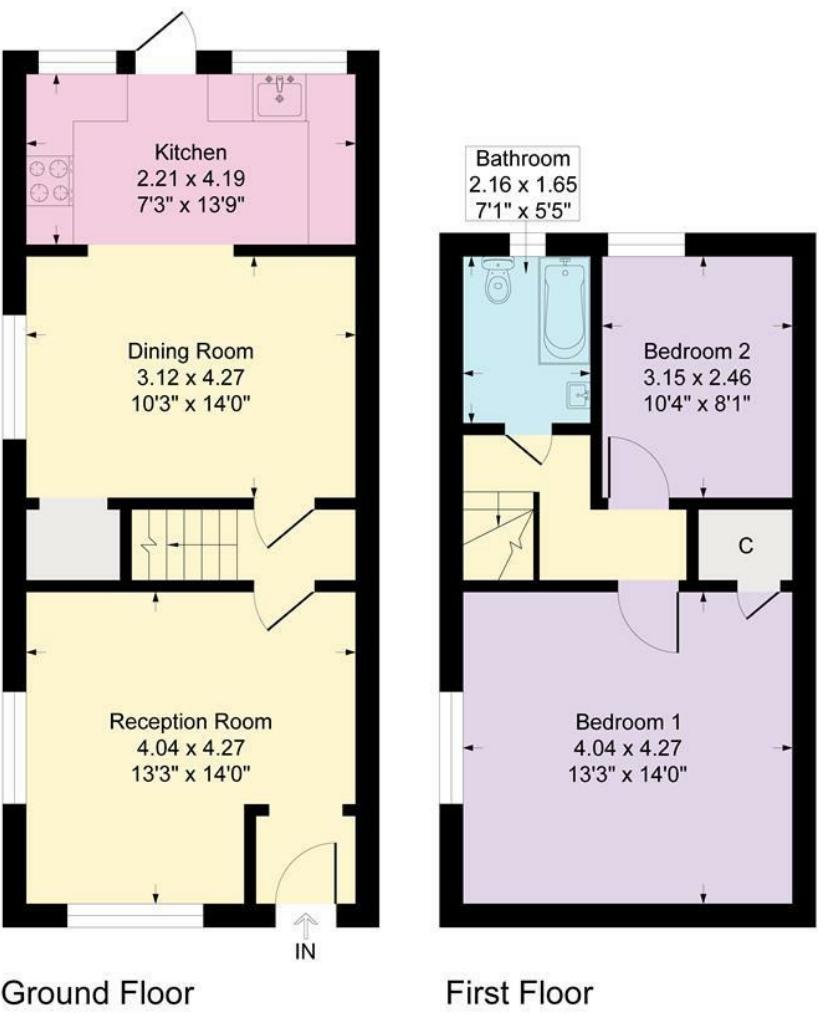
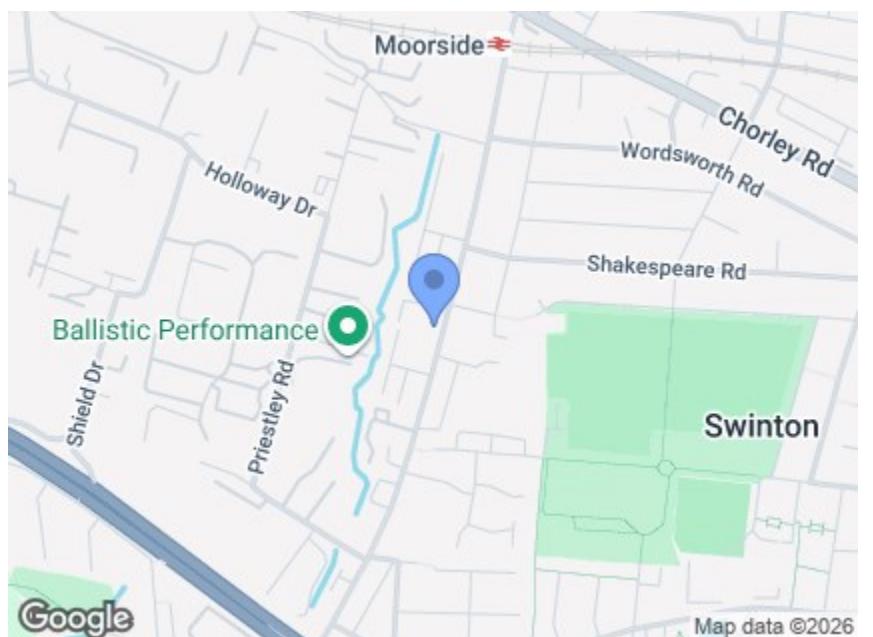


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - M27 9PE What 3 words - //jars.mess.heat

Energy Efficiency Rating	
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	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



CHARLES LOUIS
HOMES LIMITED

Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX
E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



249 Moorside Road
Swinton, Manchester, M27 9PE

£220,000



- Well-presented two-bedroom mid-terrace home
- Spacious lounge with feature fireplace and large front window
- Modern fitted kitchen with dining area and integrated appliances
- Contemporary bathroom with white suite and shower over bath
- Convenient Swinton location close to shops, schools and transport links to Manchester
- Low-maintenance rear garden with patio and seating area
- Tenure - Freehold, Council Tax - Salford band A , EPC rated C

249 Moorside Road

Swinton, Manchester, M27 9PE

Located in a popular and convenient area of Swinton, 249 Moorside Road, M27 9PE is a well-presented two-bedroom mid-terrace home offering spacious living accommodation, modern décor and a private rear garden.

The property briefly comprises an entrance vestibule leading into a bright and welcoming lounge, featuring a central fireplace and large front-facing window. To the rear is a modern fitted kitchen with a range of wall and base units, integrated appliances and space for dining, providing a practical and sociable hub for everyday living.

To the first floor are two good-sized bedrooms, both neutrally decorated and filled with natural light, along with a contemporary family bathroom fitted with a white suite and shower over bath.

Externally, the home benefits from a low-maintenance garden to the rear with patio and seating area, perfect for relaxing or entertaining, while on-street parking is available to the front.

Ideally situated close to local shops, schools and amenities, the property offers excellent transport links with easy access to Swinton, Walkden and Manchester city centre, as well as nearby motorway connections. Perfect for first-time buyers, downsizers or investors, this lovely home combines comfort, convenience and style in an excellent location.

Entrance Vestibule

Front facing UPVC entrance door opens into the entrance vestibule.

Lounge

13'3 x 14 (4.04m x 4.27m)

With a UPVC door opening into the dining room, front and side facing UPVC double glazed window, radiator and power points.



Hallway

With an understairs cupboard and stairs ascending to the first floor.

Dining Room

10'3 x 14 (3.12m x 4.27m)

With an archway opening into the kitchen, side facing UPVC double glazed window, radiator and power points.



Kitchen

7'3 x 13'9 (2.21m x 4.19m)

With two rear facing UPVC double glazed windows, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in gas oven, gas hob with extractor hood, plumbing for washing machine and space for a fridge/ freezer and UPVC door to the rear opening into the garden.



Master Bedroom

13'3 x 14 (4.04m x 4.27m)

With a side facing UPVC double glazed window, radiator and power points.



Bedroom Two

10'4 x 8'1 (3.15m x 2.46m)

With a rear facing UPVC double glazed window, radiator and power points.



Bathroom

7'1 x 5'5 (2.16m x 1.65m)

Partly tiled with a rear facing UPVC double glazed window, three piece bathroom suite comprising panel enclosed bath with electric power shower, low flush WC and hand wash basin with pedestal.



Rear Yard