

## Warwick Street, Manchester, M27 6DX



**Offers over £100,000**



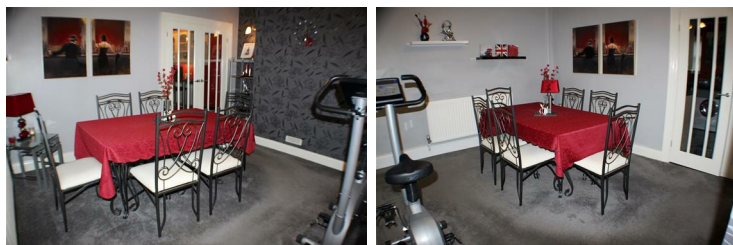
PERFECT FIRST HOME. We are delighted to offer this impressive and extremely spacious garden fronted mid terrace property. Featuring 2 reception rooms, a modern kitchen with breakfast bar and french doors to the rear garden. There are 2 bedrooms and a stylish family bathroom, plus an additional space for home office / study or alternatively a dressing room. Externally there is on street parking to the front and a private paved rear garden. Great location close to Swinton town centre and train station. UPVC double glazing and gas central heating throughout. NO CHAIN. Please call Barlow White on 01617880909 to arrange viewings or for more information.

**Lounge**  
**13'8x13'3 (4.17mx4.04m)**



Window and external door to front. Gas fire with under lighting and modern surround. Carpeted. Multiple Power point and radiator.

**Dining Room**  
**13'9x11'1 (4.19mx3.38m)**



Carpeted. Under stairs storage. Internal glass doors to kitchen. Power points and radiator.

**Kitchen**  
**12'6x10'4 (3.81mx3.15m)**

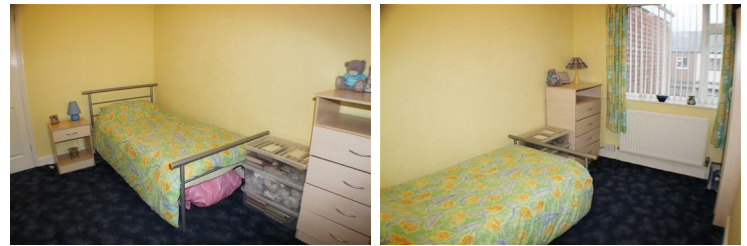
Wall mounted and floor standing wooden units with black work surfaces. Window and french doors to rear. Breakfast bar. Integrated gas oven with gas hob. Tiled floor. Power points and radiator.

**Master Bedroom**  
**13'7x10'4 (4.14mx3.15m)**



Window to front aspect. Fitted wardrobes and dressing table. Carpeted. Power points and radiator.

**Bedroom 2**  
**11'0x8'7 (3.35mx2.62m)**



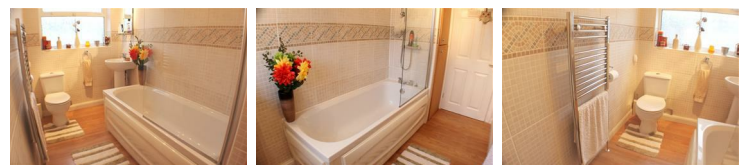
Window to rear. Carpeted. Power points and radiator.

**Study / Dressing Room**  
**11'0x4'9 (3.35mx1.45m)**



Could be used as study / home office or alternatively a dressing room. Carpeted, with power points and radiator.

**Bathroom**  
**10'3x5'3 (3.12mx1.60m)**

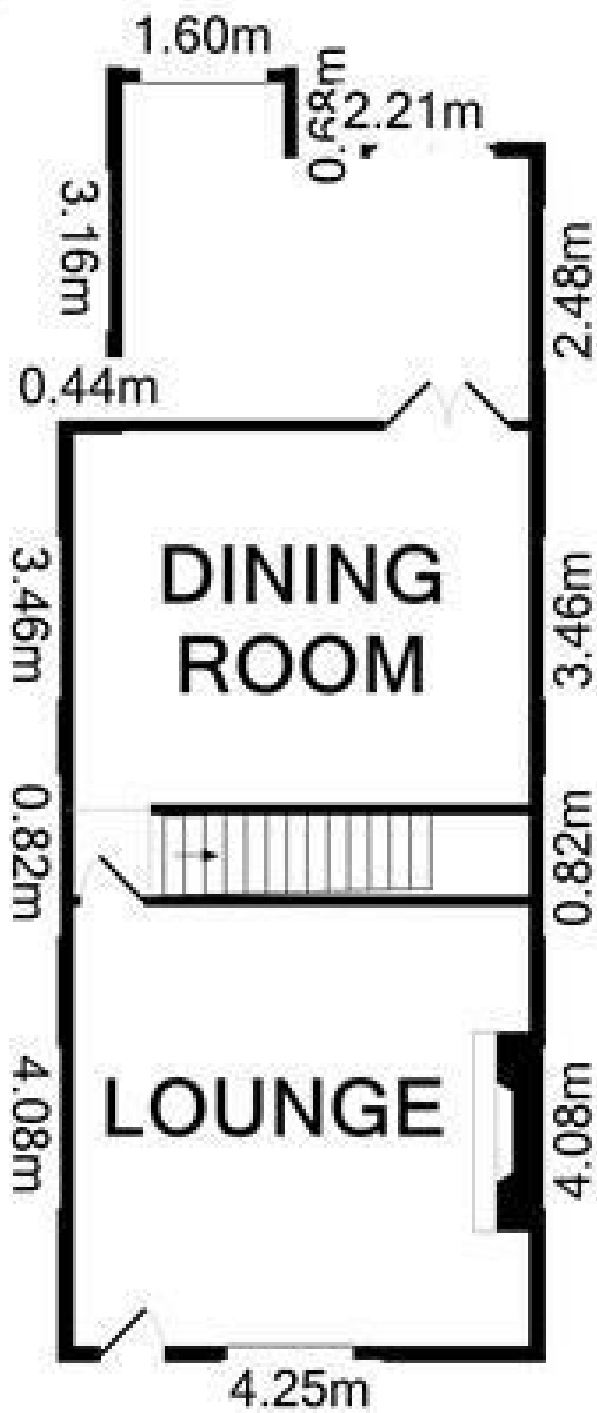


Bath with shower over, sink and wc. Towel radiator. Window to rear. Storage. Tiled walls.

**External**



Paved rear private garden with access to secure gated communal area



GROUND FLOOR



1ST FLOOR

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