



56 Cemetery Road South, Swinton

Manchester



In Excess of £190,000

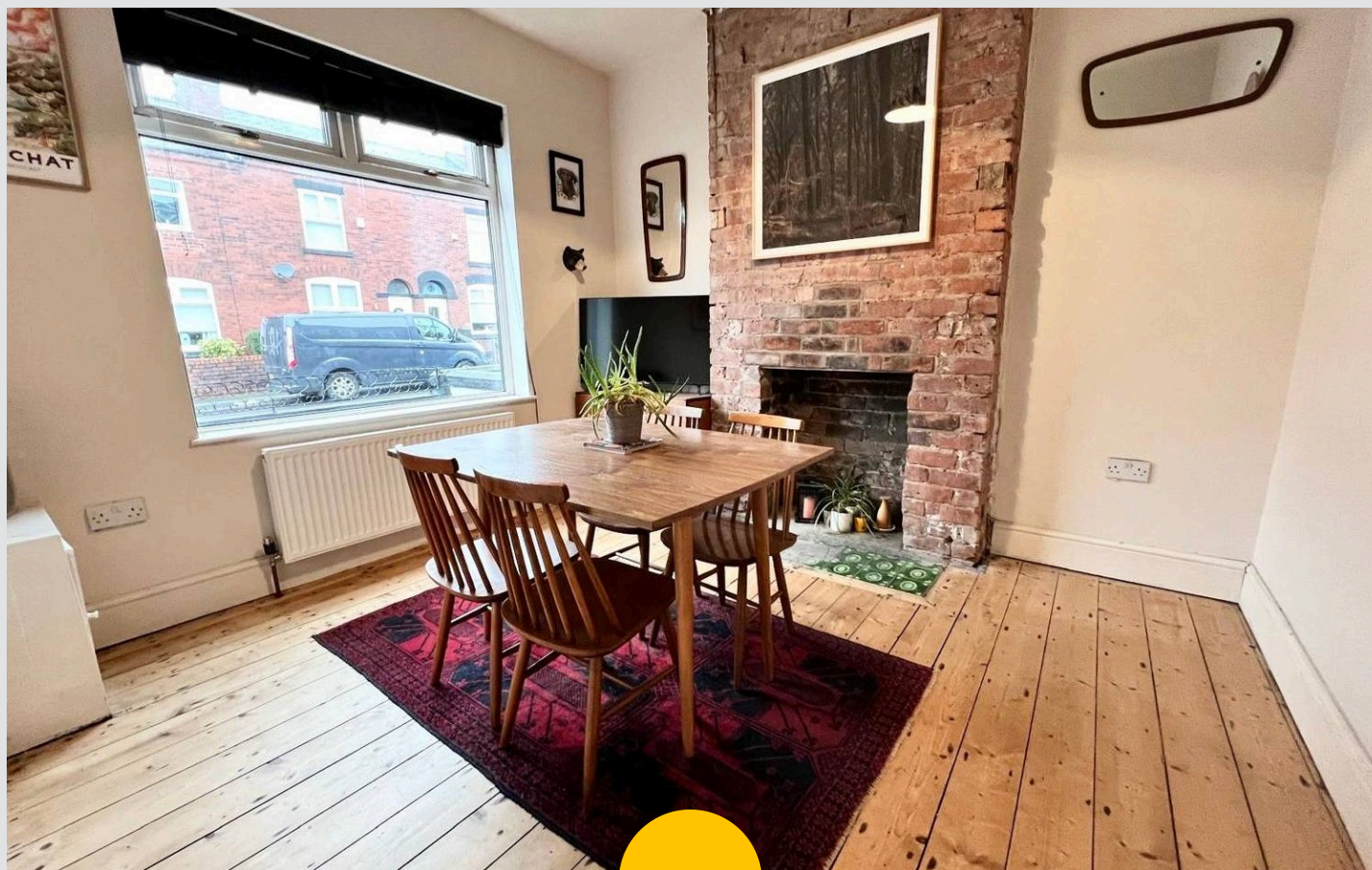
56 Cemetery Road South

Swinton, Manchester

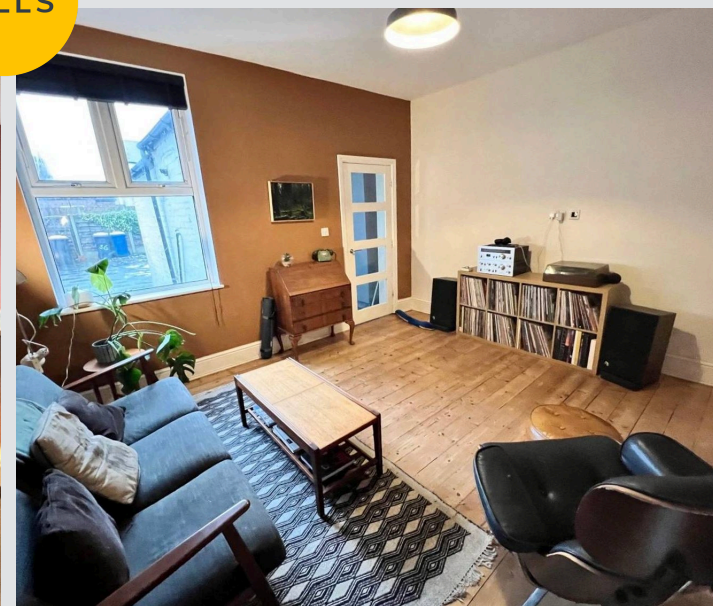
A WELL PRESENTED PERIOD TERRACED HOUSE IN A QUIET WARDLEY LOCATION. On the ground floor the house offers an entrance hall, two spacious reception rooms and a modern fitted kitchen. On the first floor there are two double bedrooms and a modern bathroom. The house has gas central heating and windows are Council Tax band: A

Tenure: Leasehold

- WELL PRESENTED PERIOD TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- TWO RECEPTIONS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- GOOD SIZED PAVED GARDEN TO THE REAR
- QUIET WARDLEY LOCATION
- CLOSE TO LOCAL SCHOOLS SHOPS AND TRANSPORT LINKS



HILLS



Lounge

11' 0" x 10' 2" (3.35m x 3.10m)

Dining Room

13' 6" x 12' 0" (4.11m x 3.66m)

Kitchen

18' 11" x 6' 6" (5.77m x 1.98m)

Bedroom One

9' 1" x 7' 6" (2.77m x 2.29m)

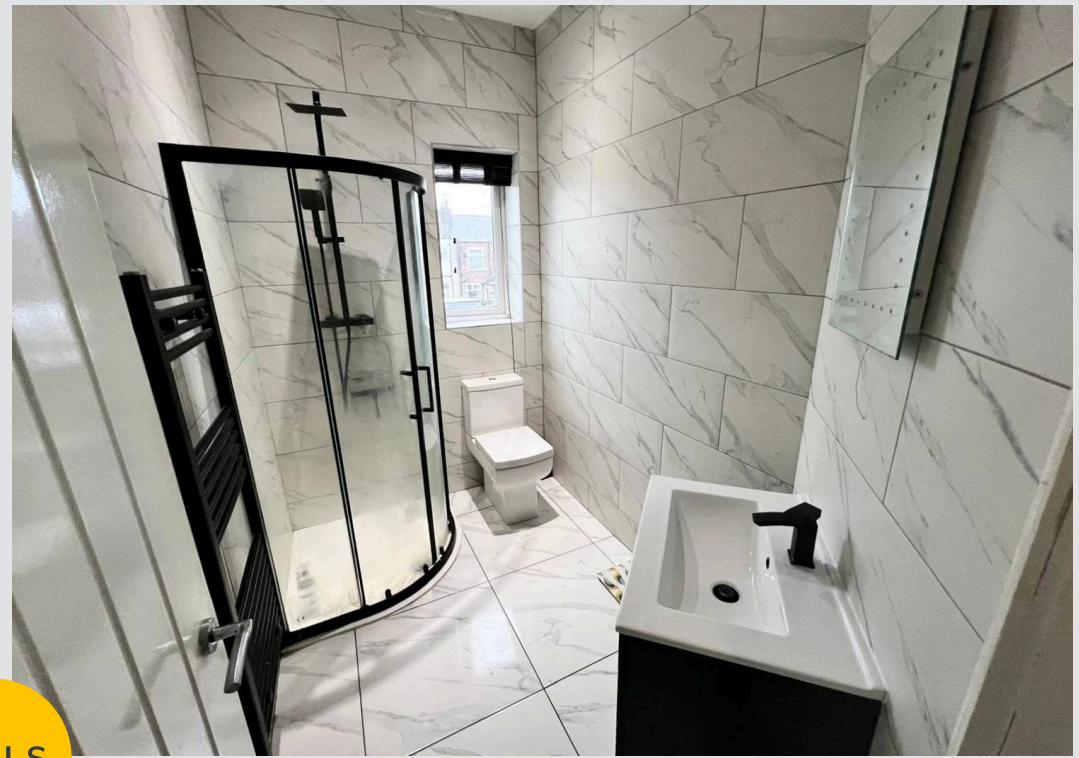
Bedroom Two

13' 7" x 11' 2" (4.14m x 3.40m)

Shower Room

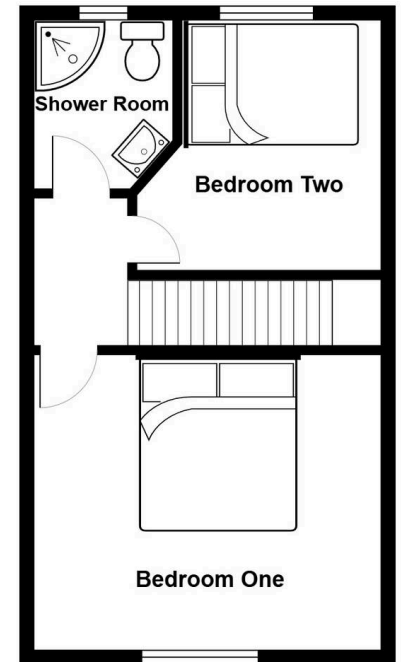
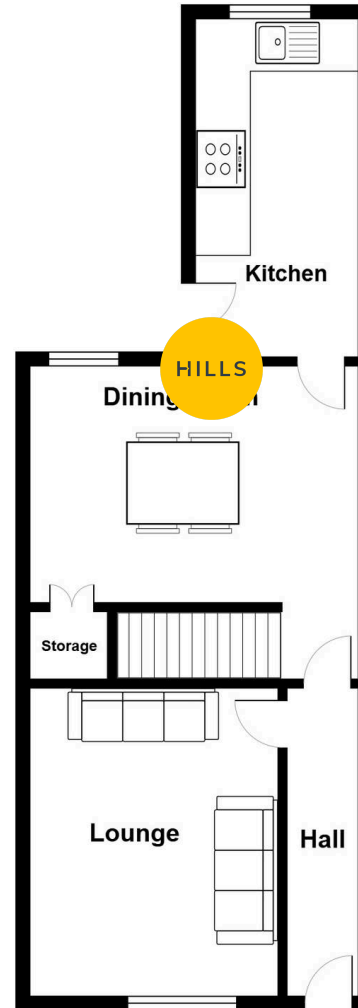
8' 2" x 5' 4" (2.49m x 1.63m)





HILLS







Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton - M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.