

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

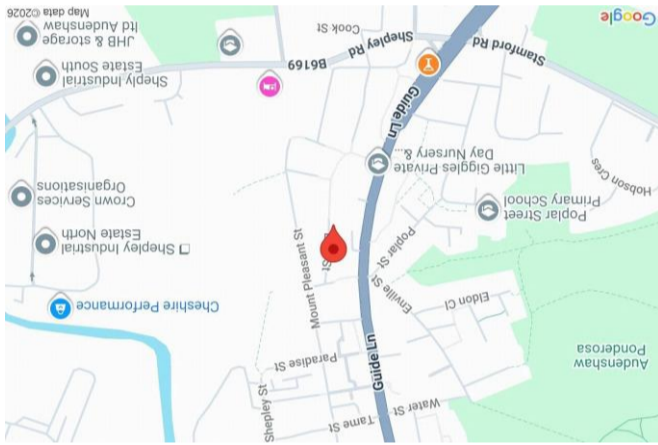
TOTAL FLOOR AREA : 586 sq.ft. (54.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such only. 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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1ST FLOOR
 291 sq.ft. (27.0 sq.m.) approx.

GROUND FLOOR
 299 sq.ft. (27.4 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	
		89 B	



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OFFERS OVER £170,000

An excellent two-bedroom mid terrace home, ideally positioned close to Guide Bridge Station, the M60 motorway and a range of local amenities—making it a perfect first-time purchase or investment opportunity.

The accommodation begins with an entrance vestibule leading into a comfortable living room, providing a cosy space for everyday living. To the rear is a spacious kitchen/diner, offering ample room for dining furniture alongside a range of fitted units and work surface space.

To the first floor are two well-proportioned bedrooms, alongside a family bathroom fitted with a three-piece suite.

Externally, the property benefits from on-street parking to the front. To the rear is a low-maintenance garden, featuring an artificial lawn and a raised area with decorative stone—ideal for outdoor seating and enjoying the warmer months.

586 gross sq ft
Tax Band: A
Leasehold

"Ideal first home or investment close to Guide Bridge Station and excellent transport links."

