



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Moorside Road, Swinton, Manchester

£180,000



This charming two-bedroom first-floor apartment benefits from its own private entrance and offers spacious, well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, couples or investors.

The property features a comfortable and inviting lounge, together with a separate, fully fitted kitchen providing a practical space for everyday living. There are also two generous double bedrooms, complemented by a well-appointed bathroom with a separate shower cubicle, creating a modern and functional layout.

Further benefits include gas central heating, uPVC double glazing and parking to the rear, adding to the property's practicality and appeal.

Ideally positioned for commuters, the property is conveniently located close to excellent transport links and motorway networks, providing easy access to surrounding areas.

An excellent opportunity to acquire a spacious two-bedroom apartment with its own private entrance and convenient parking.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
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## KEY FEATURES

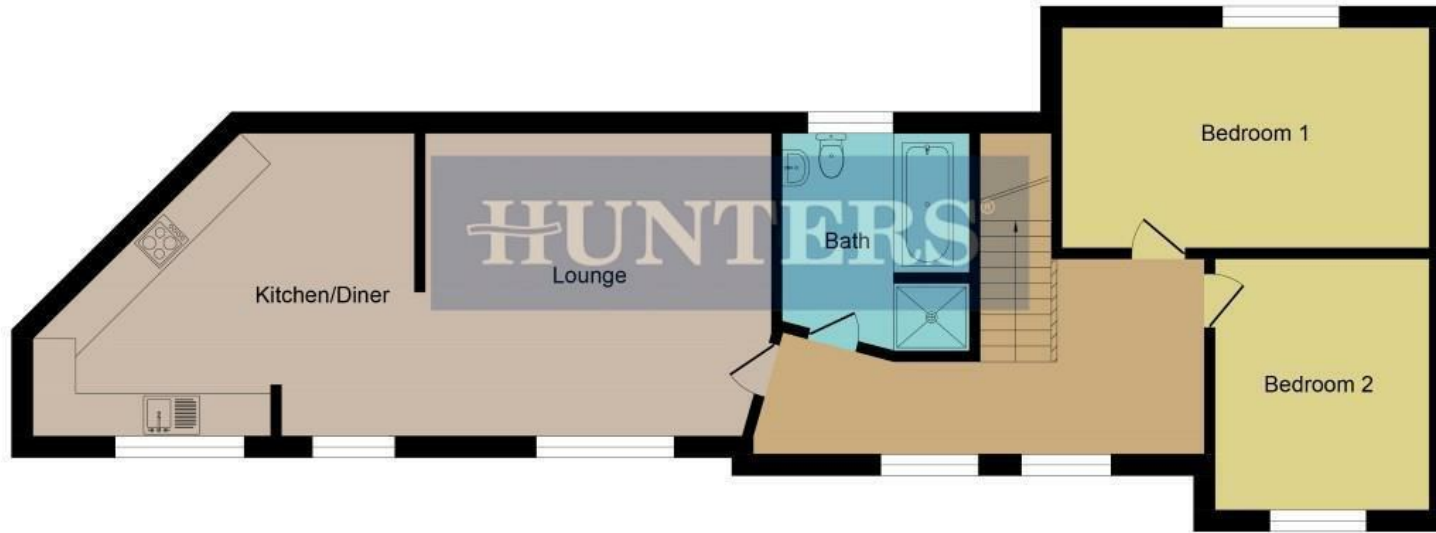
- TWO BEDROOMS
- OFF ROAD PARKING TO THE REAR
- SOUGHT AFTER LOCATION
- FIRST FLOOR ACCOMODATION
- NO CHAIN
- IDEAL LOCATION FOR COMMUTING
- GROUND FLOOR ACCESS
- PERFECT FOR FIRST TIME BUYERS
- MOVE IN READY



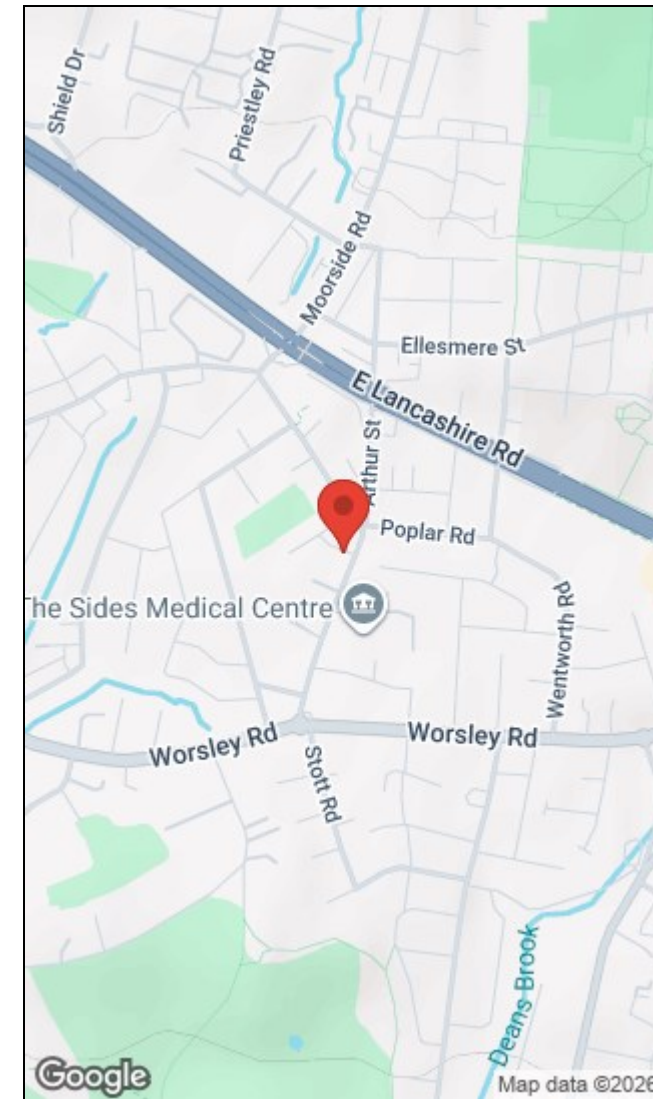


## Moorside Road, Swinton

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |    |                                                                 |           |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|----|-----------------------------------------------------------------|-----------|
|                                             | Current | Potential                                                                           |    | Current                                                         | Potential |
| Very energy efficient - lower running costs |         |                                                                                     |    | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |         |                                                                                     |    | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |         |                                                                                     |    | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |         |                                                                                     |    | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |         |                                                                                     |    | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |         |                                                                                     |    | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |         |                                                                                     |    | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |         |                                                                                     |    | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |         |                                                                                     |    | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|                                             |         | 73                                                                                  | 76 |                                                                 |           |
| England & Wales                             |         | EU Directive<br>2002/91/EC                                                          |    | England & Wales                                                 |           |
|                                             |         |  |    |                                                                 |           |

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