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HERE TO GET *you* THERE



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# Arthur Street, Swinton, Manchester

£195,000

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

This beautifully presented period property seamlessly blends its original charm with modern upgrades, making it an ideal choice for first-time buyers or anyone seeking a move-in-ready home. The property has been recently refurbished to a high standard and is offered with no onward chain, ensuring a hassle-free purchase.

As you step into the home, you are welcomed by a spacious and inviting living room filled with natural light with a lovely feature fireplace. Beyond this, the dining room offers a perfect space for entertaining or family meals. The modern kitchen, located at the rear of the property, has been thoughtfully designed and provides direct access to the garden, ideal for outdoor dining or relaxation.

The entire property has been refreshed with new carpets throughout, giving it a clean and contemporary feel while still retaining its period character.

Upstairs, the property offers two generously sized bedrooms. The master bedroom is a peaceful retreat, while the second bedroom, with its extended layout, offers flexibility as a guest room, children's bedroom, or even a home office. The bathroom includes fixtures and fittings for added comfort and style.

This home has been double-extended, offering an excellent layout with ample living and storage space. The refurbishment ensures it's ready to move in, while its period features add a touch of character.

Located in a convenient area close to local amenities, schools, and transport links, this property provides everything you need for modern living.

## KEY FEATURES

- FREEHOLD
- DOUBLE EXTENTION
- TWO RECEPTION ROOMS
  - MOVE IN READY
- NEW CARPETS THROUGHOUT
- RECENTLY REFURBISHED
- PERIOD PROPERTY
  - NO CHAIN
- COUNCIL TAX BAND A
- PERFECT FOR FIRST TIME BUYERS



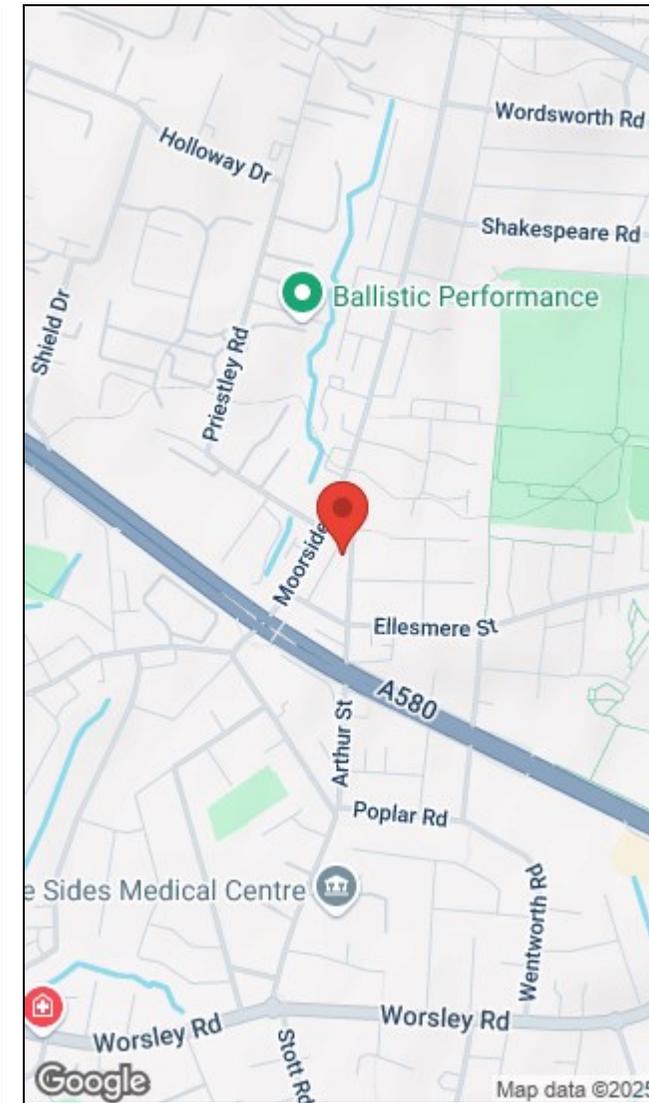






Total floor area 80.1 sq.m. (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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