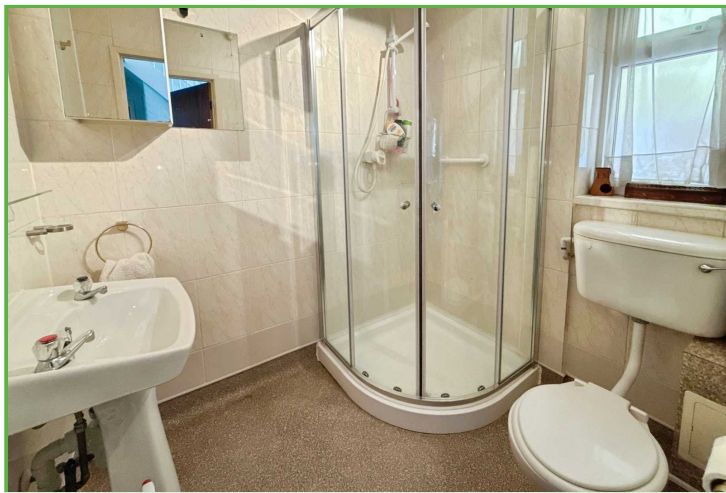




Moss Lane, Wardley, Swinton,
Manchester, M27

Asking Price: £270,000

Tenure: Freehold



your-move.co.uk

Moss Lane, Wardley, Swinton, Manchester, M27
Asking Price: £270,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: Salford City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

For sale: a three bedroom semi-detached dormer bungalow on Moss Lane in Wardley. Offering generous space, a flexible layout and clear scope for modernisation.

The ground floor provides two reception rooms, currently arranged as a front living room with feature fireplace and a rear dining/sitting room opening to the garden via patio doors, giving good natural light. The fitted kitchen offers ample storage, worktop space and room for appliances. Also on this level is a ground-floor bedroom and a shower room, creating an ideal arrangement for anyone seeking single-level living or a guest suite.

Upstairs, two double bedrooms are served by a family bathroom and a large storage cupboard off the landing. The bedrooms are well proportioned and, like the rest of the bungalow, would reward updating and redecoration.

Outside, there are established front and rear gardens. The gated driveway provides off-road parking and leading to a detached single garage. The rear garden offers a lawn with mature shrubs and a pathway to a greenhouse, forming a pleasant, enclosed outdoor space.

Situated on a quiet estate in Wardley, the home would be perfect for a growing family with both Wardley Primary School and St Ambrose Barlow High School a few moments away. There is excellent transport links with Moorside Train Station less than a 10 minute walk away, and bus routes along Chorley Road providing easy access into Manchester City Centre. Further amenities on your doorstep such as Tesco Express, Wardley Park, Swinton Square nearby, and so much more!

This property is offered with no chain and represents a good opportunity for buyers looking to refurbish and create a home to their own specification.

Living Room
16'10" x 10'6" (5.13m x 3.2m)

Dining Room
16'2" x 11'3" (4.93m x 3.43m)

Kitchen
15'7" x 8'3" (4.75m x 2.51m)

Bedroom 3
9'11" x 9'1" (3.02m x 2.77m)

Shower Room
6'6" x 5'7" (1.98m x 1.7m)

Bedroom 1
12'7" x 10'5" (3.84m x 3.18m)

Bedroom 2
9'9" x 15'5" (2.97m x 4.7m)

Bathroom
6'9" x 5'9" (2.06m x 1.75m)

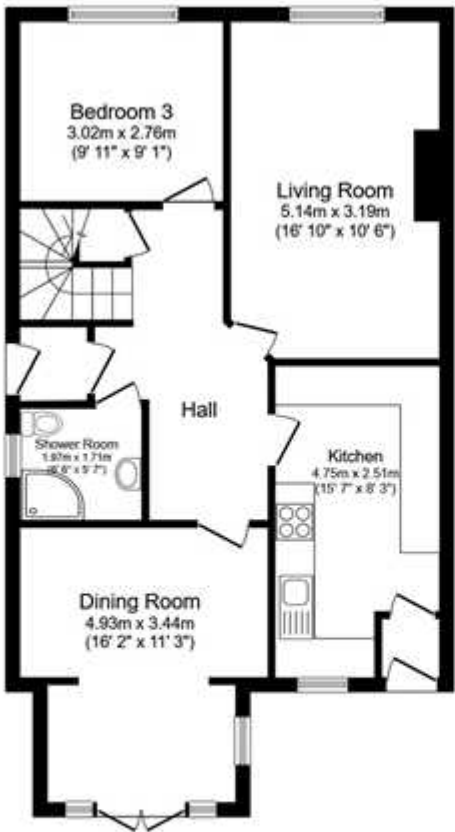
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All Measurements
All Measurements are Approximate.

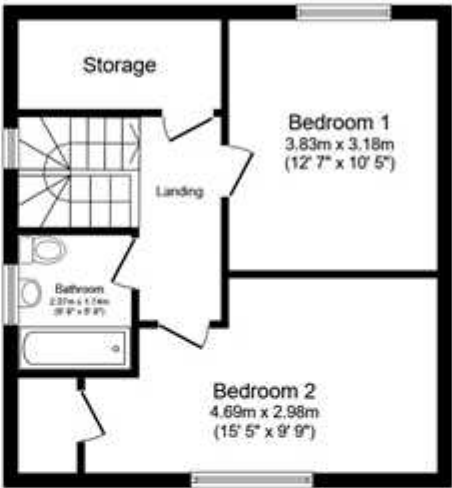
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 113.4 sq.m. (1,220 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

