



Moorside Road, Manchester

Offers Over £195,000 Leasehold

Beautifully presented home

Description

Finished to the highest standard, this beautifully presented home is ready to move into immediately and boasts a range of fantastic features, including a sleek and stylish fitted kitchen, a modern family bathroom, a stunning open-plan living space, and a generously sized rear garden.

Upon entering, a welcoming porch leads into a stylish and spacious reception room, which flows seamlessly into a second reception area, creating a bright and airy living space. The contemporary kitchen, complete with a breakfast bar and high-quality integrated appliances—including a dishwasher, washing machine, electric oven, 4-ring ceramic electric hob, and fridge freezer—offers direct access to the rear patio garden, providing the perfect outdoor space.

The property is finished to an exceptional standard, featuring premium wood flooring throughout the downstairs and plush new carpets on the stairs and throughout the upstairs. Fixtures and fittings include contemporary Venetian wood blinds throughout and a striking solid oak mantel in the living room, adding warmth and character.

Upstairs, the first floor offers two well-proportioned bedrooms and a modern three-piece bathroom featuring a luxurious waterfall shower. The property also benefits from convenient understairs storage, as well as ample loft storage, ensuring practicality without



compromising on style. On-street parking is located opposite the property on Emlyn Street on a first come first served basis.

Situated in a highly sought-after area of Swinton, this home provides easy access to major supermarkets, restaurants, and bars, with Monton and Worsley just moments away.

Ideal for commuters, the property benefits from excellent transport links, including Moorside Train Station just a five-minute walk away, nearby bus routes, and the A580, offering quick access to Manchester City Centre and the wider North West. Additionally, Moorside Train Station provides convenient connections to Manchester Airport, making travel even more accessible.

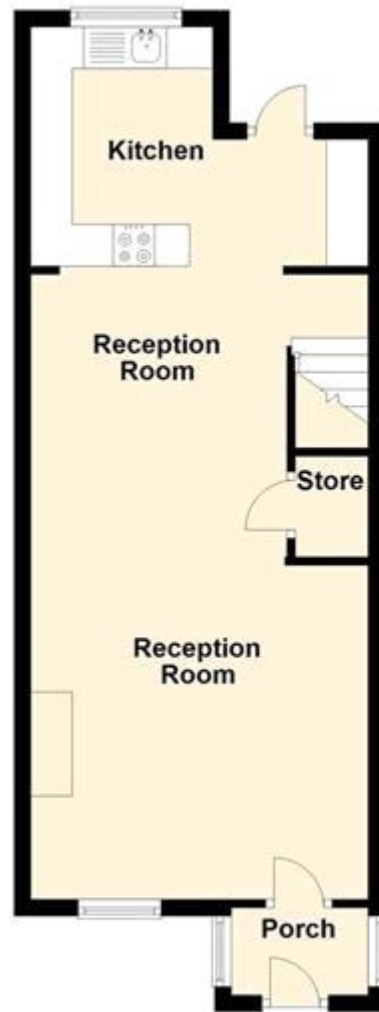
* Please note, the vendor of this property is associated with NPP Residential

Council Tax Band: A
Tenure: Leasehold (839 years)
Ground Rent: £4 per year
Garden details: Rear Garden

Tenure
Leasehold

Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



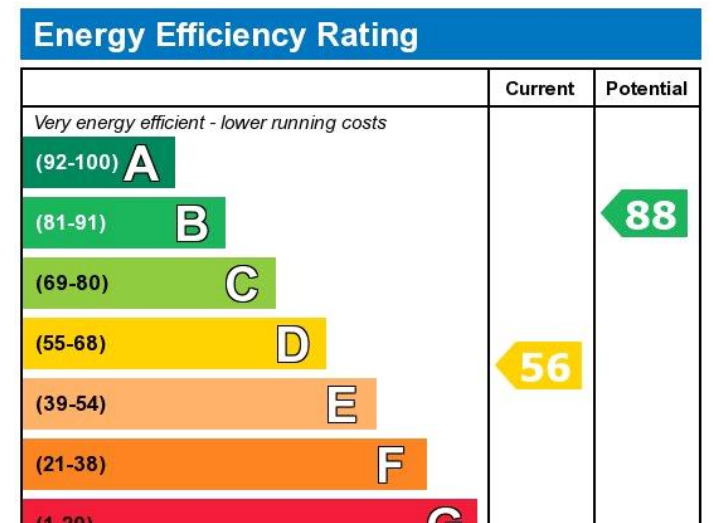
First Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



Total area: approx. 72.7 sq. metres (782.5 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Viewing by appointment only
 NPP Residential - Head Office
 22 Lloyd Street, Manchester M2 5WA
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>