



## 22 Westminster Street

Swinton, Manchester, M27 9XW

Offers in excess of £170,000

JonesPottsTaylor are pleased to present FOR SALE this extended two bedroom, garden fronted, mid-terrace property. Situated in the popular residential location of Swinton, close to major transport and network links, schools, shops and amenities. The property briefly comprises of; entrance porch and hallway, living room, dining room and a separate galley kitchen. To the first floor is are two double bedrooms and a family bathroom with three piece suite. Outside to the front and rear is a enclosed low maintenance garden.

Viewings for this property are a must to appreciate the development and investment opportunity.

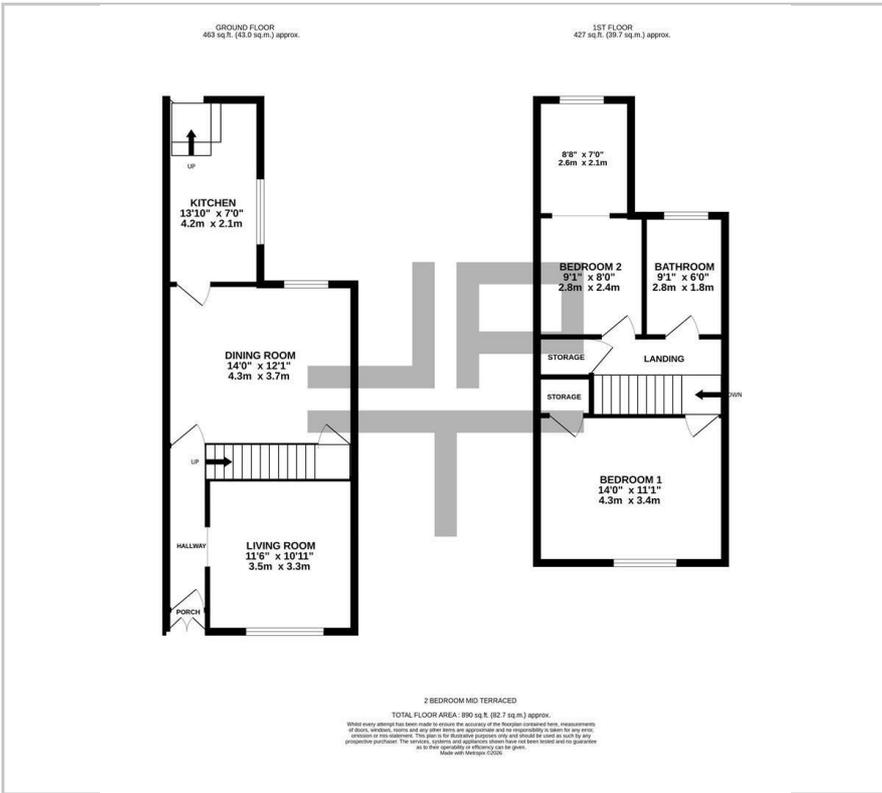
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Development & Investment Opportunity
- No Onward Chain
- Two Reception Rooms
- Two Double Bedrooms
- Private Rear Garden
- New Combi Gas Central Heating & New UPVC Double Glazing



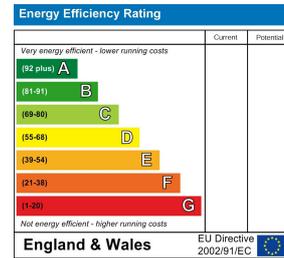
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.