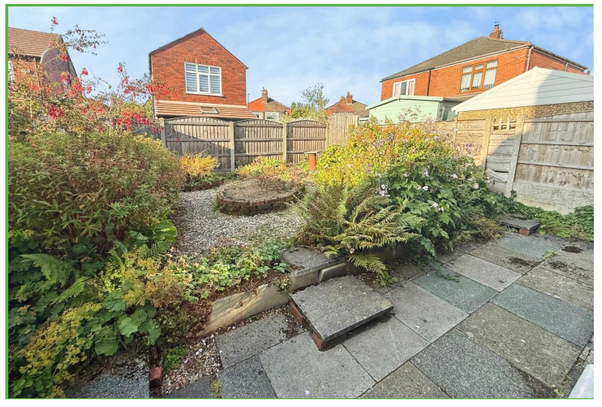
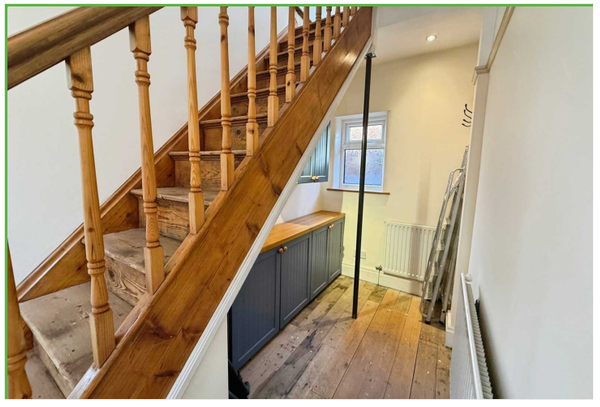




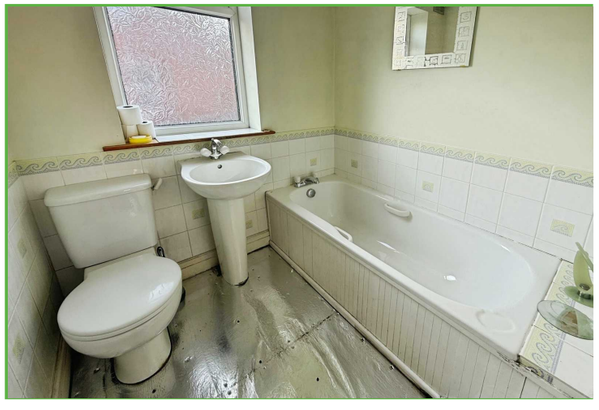












Ashley Avenue, Swinton,
Manchester, Greater Manchester,
M27

Guide Price: £230,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Ashley Avenue, Swinton, Manchester, Greater Manchester, M27

Guide Price: £230,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
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 Via Modern Method Of Sale - No Onward Chain A two bedroom detached house in South Swinton. Offering a neutrally decorated interior and off-road parking to the driveway. The property is well suited to first-time buyers, small families or those looking to downsize.

A spacious hallway provides a welcoming entrance and includes a useful area under the stairs that could accommodate a compact work-from-home station. To the front, the reception room features a bay window bringing in plenty of natural light and views over the front garden, with exposed timber flooring adding character and an easy-to-furnish layout.

To the rear, a separate kitchen/diner overlooks and opens directly onto the garden. The kitchen provides fitted units with integrated oven and hob, tiled flooring and space for white goods, alongside room for a dining table. Double doors lead out to the low-maintenance rear garden, which is mainly landscaped with planting and paved paths, creating a practical outdoor space.

Upstairs are two double bedrooms, both of good proportions, and a bathroom fitted with a white suite.

Ashley Avenue is a residential street within South Swinton, well placed for local amenities. Swinton town centre offers supermarkets, everyday shops and cafés, with Swinton Greenway or Worsley Canal providing nearby green space. Local primary and secondary schools are accessible within the wider Swinton area.

Transport links are convenient: Swinton railway station is within easy reach, providing services towards Manchester Victoria in around 15 minutes, connecting onwards across Greater Manchester. The A580 East Lancashire Road and M60 motorway are also accessible by car, offering routes to Manchester city centre, Salford, Bolton and beyond.

Living Room
13'3" x 13'1" (4.04m x 4m)

Kitchen
8'11" x 13'1" (2.72m x 4m)

Bedroom 1
13'3" x 13'1" (4.04m x 4m)

Bedroom 2
8'11" x 13'1" (2.72m x 4m)

Bathroom
5'5" x 6' (1.65m x 1.83m)

Extra Information:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

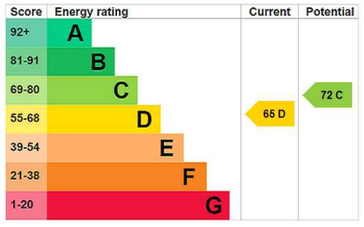
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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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.

