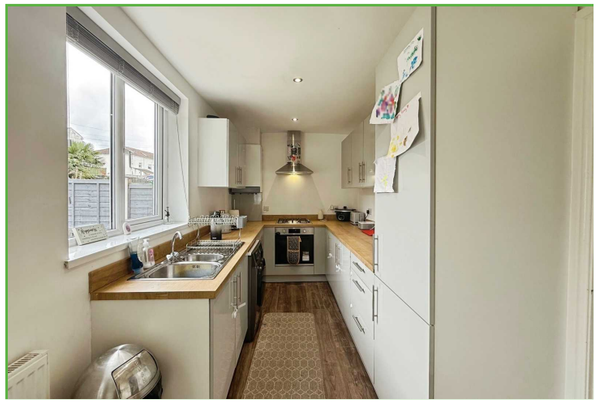
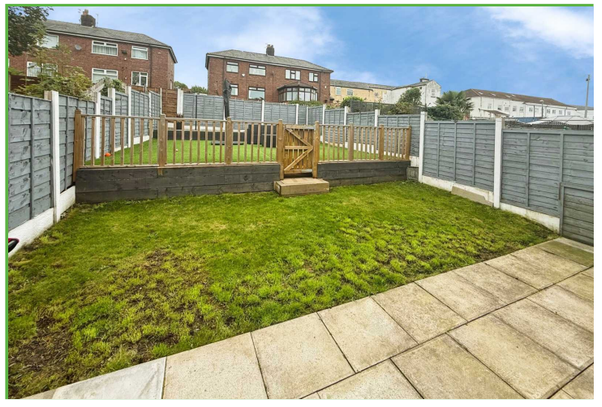
















Wordsworth Road, Swinton,
Manchester, Greater Manchester,
M27

**Offers Over: £220,000**

**Tenure: Freehold**

YOUR MOVE

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The Property Ombudsman

# Wordsworth Road, Swinton, Manchester, Greater Manchester, M27

**Offers Over: £220,000 Tenure: Freehold**

Council Tax Band: A
EPC Rating: C
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 end-of-terrace house on Wordsworth Road in Swinton, well presented throughout this would be an ideal choice for First Time Buyers or Investors

The ground floor provides a bright front reception room with a large window, neutral décor and laminated flooring, creating a practical living and entertaining space. To the rear, the fitted kitchen features contemporary grey gloss cabinetry, wood effect worktops and integrated oven, with space for further appliances and direct access towards the rear garden.

Upstairs are three bedrooms, all finished in light, neutral tones and carpeted for comfort. The main bedroom is a generous double, with two further bedrooms suitable as children's rooms, guest rooms or a home office. The bathroom is modern, with a white suite including shower-over-bath, wash basin and WC, complemented by grey tiled walls.

Externally, the property benefits from off road parking to the front and to the rear is a fenced garden with lawn and patio, offering useful outdoor space for seating and play.

Wordsworth Road is well placed for Swinton town centre, with its shops, cafés and everyday amenities, as well as nearby green spaces such as Victoria Park. Families are served by a choice of local primary and secondary schools in the surrounding area. Transport links are strong: Swinton railway station offers services to Manchester Victoria in around 15 minutes, while Moorside station provides additional routes. Road connections via the A580 East Lancs Road and M60 place Manchester city centre, Salford and surrounding districts within convenient reach.

**Living Room**
14'9" x 12'7" (4.5m x 3.84m)

**Kitchen**
17'9" x 6'11" (5.4m x 2.1m)

**Bedroom 1**
12'2" x 10'10" (3.7m x 3.3m)

**Bedroom 2**
10'10" x 7'4" (3.3m x 2.24m)

**Bedroom 3**
9'3" x 6'11" (2.82m x 2.1m)

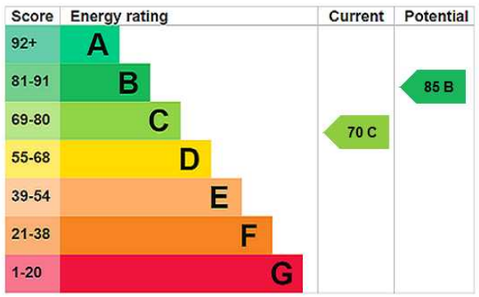
**Bathroom**
6'11" x 5'4" (2.1m x 1.63m)

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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.




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.