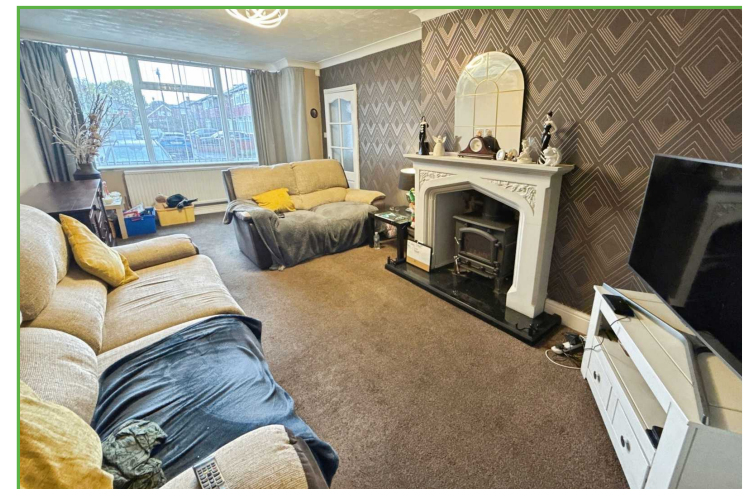




Wyville Drive, Swinton,
Manchester, Greater Manchester,
M27

Offers Over: £270,000

Tenure: Leasehold



your-move.co.uk

Swinton T: 0161 7938998



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Offers Over: £270,000 Tenure: Leasehold

Council Tax Band: B
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, this three bedroom semi-detached house is set on Wyville Drive in South Swinton, offering well-balanced accommodation, driveway parking, garage and a generous rear garden.

To the front, a driveway provides off-road parking leading to the detached garage. Inside, the ground floor features a bright lounge with bay window and feature fireplace, opening onto a conservatory that overlooks the garden, providing an additional seating or dining area. The L-shaped kitchen runs along the rear of the property, fitted with a range of units and worktops, with space for appliances and a dining table.

Upstairs are three bedrooms, all well proportioned and a family bathroom featuring a bath with shower over, basin and WC.

The rear garden is a notable feature, with an initial patio area and steps up to a well-maintained lawn and planting, creating a pleasant outdoor space for families.

Wyville Drive is well placed for Swinton town centre amenities, including shops, supermarkets and cafés on Chorley Road. Victoria Park and Oakwood Park are both within easy reach for green space. Families benefit from access to local primary and secondary schools in the area.

Transport links are strong: Swinton railway station offers services to Manchester Victoria in around 15 minutes, while Moorside station provides further connections. There are regular bus routes towards Manchester and Bolton, and the East Lancashire Road and M60 are easily accessible for commuters.

Living Room
19'4" x 7' (5.9m x 3.35m)

Kitchen
10'6" x 11"0' (3.2m x 2.4m)

Diner
18'3" x 7' (5.56m x 2.13m)

Conservatory
9'5" x 9'2" (2.87m x 2.8m)

Bedroom 1
12' x 11'1" (3.66m x 3.38m)

Bedroom 2
11' x 7'10" (3.35m x 2.4m)

Bedroom 3
7'9" x 7'9" (2.36m x 2.36m)

Bathroom
7'7" x 5'10" (2.3m x 1.78m)

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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: 87.9 sq.m. (946 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

