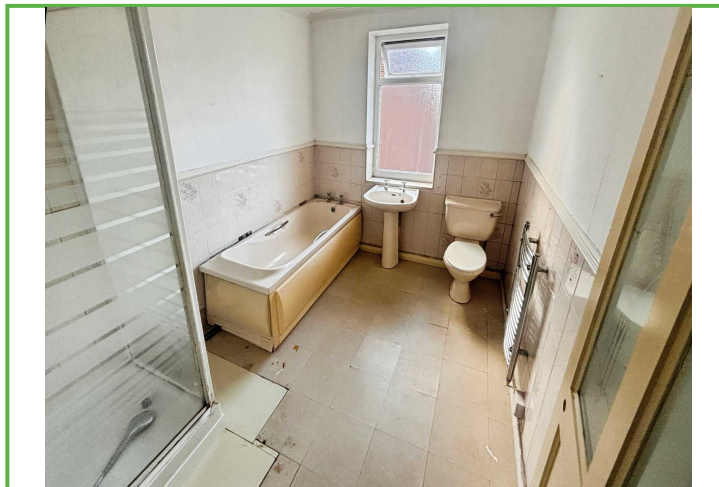
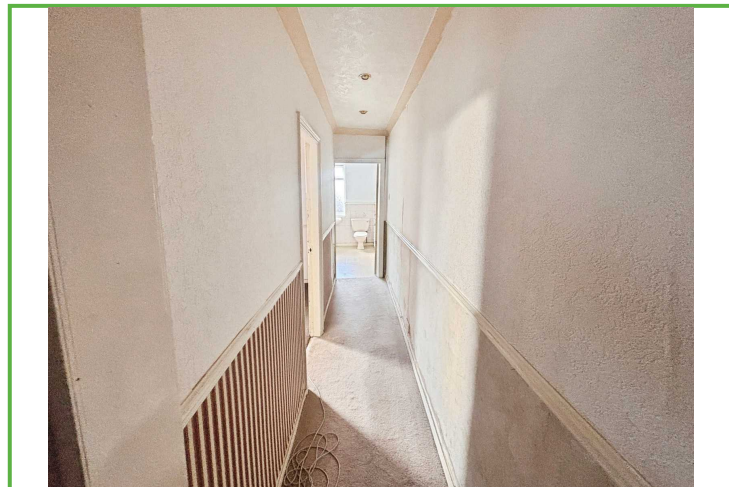




Shaftesbury Road, Swinton,
Salford, M27

Guide Price: £165,000

Tenure: Freehold



your-move.co.uk

Shaftesbury Road, Swinton, Salford, M27
Guide Price: £165,000 Tenure: Freehold

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](#)

This two-bedroom end of terrace house is for sale in Swinton, with no onward chain and suited to first time buyers or investors!

On the ground floor, the property provides two separate reception rooms, giving flexibility for use as living and dining areas or as a home office space. The kitchen is positioned to serve the main living accommodation. To the first floor are two bedrooms and a family bathroom with three piece suite.

Shaftesbury Road is located within Swinton, which has a range of local amenities including supermarkets, independent shops and everyday services centred around Swinton town centre and the nearby Chorley Road Road. Residents can also access local green spaces such as parks and playing fields in the wider Swinton and Pendlebury area, which provide opportunities for walking and recreation.

In terms of transport, Swinton benefits from good connectivity into Manchester and the surrounding districts. Swinton railway station offers services towards Manchester Victoria and Wigan, with journey times into central Manchester typically around 15 minutes, making the location suitable for commuters. Bus routes through Swinton link to Salford, Manchester city centre and neighbouring suburbs, and there is convenient road access to the A580 East Lancashire Road and the M60 motorway network.

This two-bedroom end of terrace house for sale in Swinton presents a straightforward layout in a well-connected Greater Manchester location.

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.

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.

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.

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Reception Room
11'2" x 14'9" (3.4m x 4.5m)

Living Room
15'9"x15'9" (4.8mx4.8m)

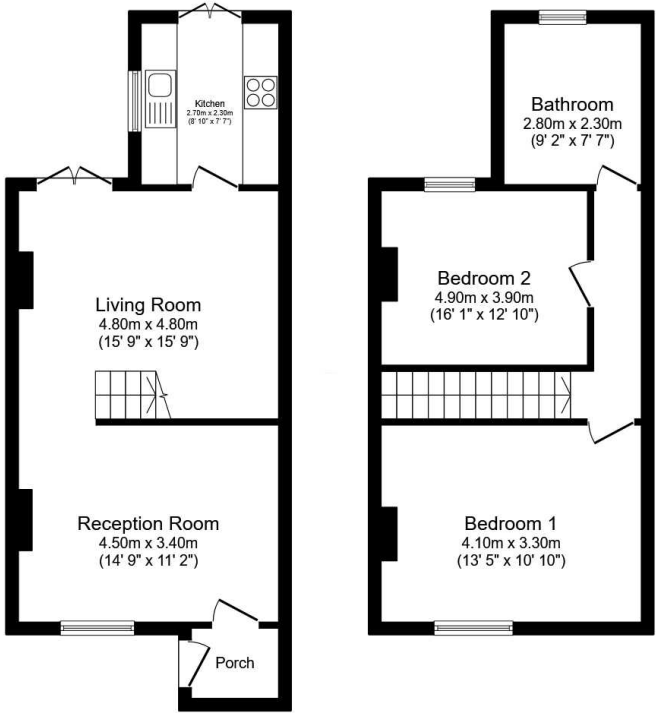
Kitchen
8'10"x7'7" (2.7mx2.3m)

Bed 1
10'10"x13'5" (3.3mx4.1m)

Bed 2
12'10"x13'9" (3.9mx4.2m)

Bathroom
9'2"x7'7" (2.8mx2.3m)

For full EPC please contact the branch.



Ground Floor

First Floor

Total floor area: 77.6 sq.m. (836 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](#)

