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# Worsley Road, Swinton, Manchester

## Offers Over £450,000



Situated in the highly sought-after area of Swinton, this beautifully proportioned family home offers spacious accommodation throughout, a superb layout, and excellent access to a wide range of local amenities. With major transport links close by, it is perfectly positioned for commuters travelling into Manchester City Centre, Salford Quays and across the North West.

The ground floor features two generous bay-fronted reception rooms, a bright lounge to one side and a spacious dining room to the other, both offering ideal spaces for family living and entertaining. To the rear, the well-appointed kitchen provides ample storage and worktop space, with direct access to a useful utility room and ground floor WC. A conservatory positioned off the utility creates a wonderful additional living space overlooking the large rear garden.

To the first floor, the home offers four well-proportioned bedrooms, including two generous doubles with charming bay windows. A modern family bathroom serves this floor, complete with bath and separate shower.

Externally, the property enjoys a substantial private rear garden, perfect for families, outdoor dining, or future landscaping ideas. To the front, there is off-road parking for multiple vehicles, complemented by a detached garage offering further storage or workspace options.

A wonderful opportunity to secure a spacious family home in a prime Swinton location, offering character, convenience and generous living space throughout. A viewing is highly recommended to fully appreciate everything this property has to offer.

## KEY FEATURES

- LARGE PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - GARAGE
  - FOUR BEDROOMS
  - EXTENDED
- THREE RECEPTION ROOMS
- HIGH SPECIFICATION
- MUST BE SEEN TO FULLY APPRECIATE
  - NO CHAIN
  - FREEHOLD

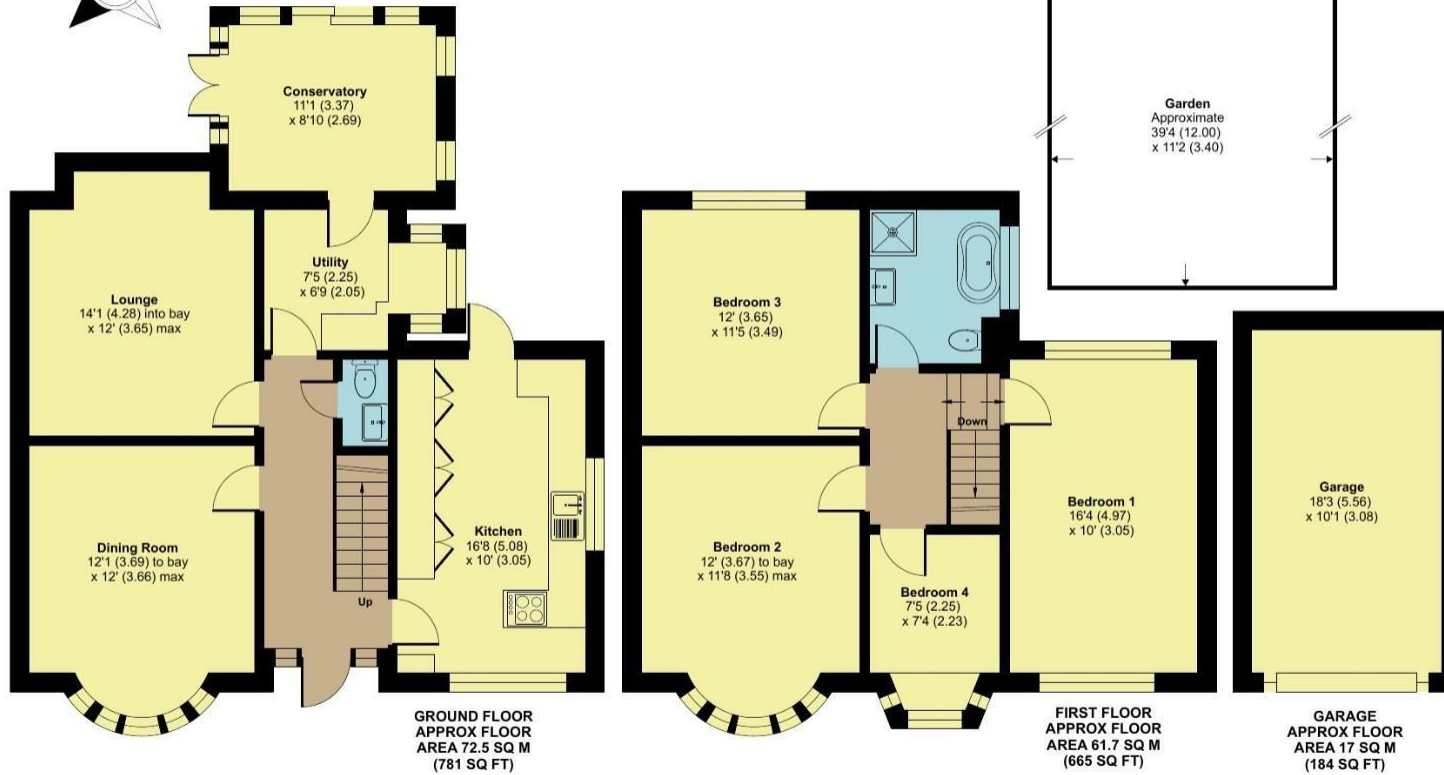




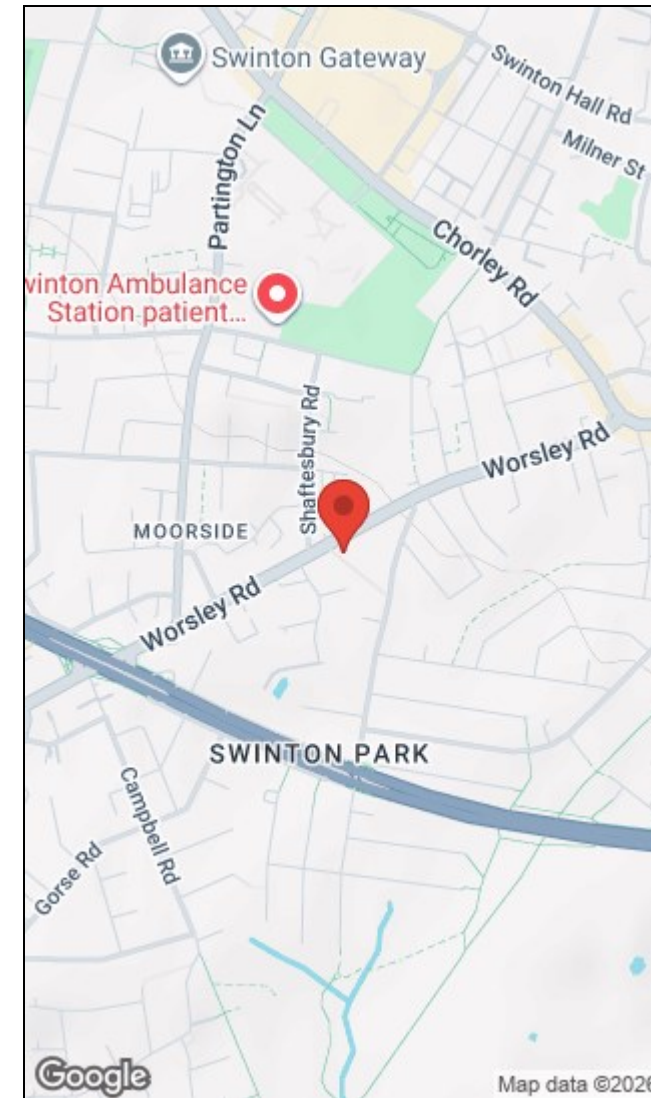


# Worsley Road, Swinton, Manchester, M27

Approximate Area = 1446 sq ft / 134.3 sq m  
 Garage = 184 sq ft / 17 sq m  
 Total = 1630 sq ft / 151.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Hunters Property Group. REF: 1387828



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	72 77		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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