



Lawnswood Park Road

Swinton

Miller Metcalfe
Every step of the way

Lawnswood Park Road

Swinton

Detached



3



1

EPC Rating - To be confirmed

*** No Chain Involved - Wonderful Extended Detached Freehold Home With Superb Versatile Living Space, Private Landscaped Gardens and Ample Off Road Parking - Offering Excellent Potential and Situated Within a Much Sought After and Highly Convenient Residential Location ***

Situated within the much sought after area of Swinton, this fabulous, detached home offers well-proportioned living space that is ideally suited to modern lifestyles, along with private gardens and ample parking that must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance porch, hallway, superb extended open plan lounge and dining area plus a modern fitted breakfast kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a generous three-piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway and garage offering ample parking. The rear garden is private, being not directly overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Swinton and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester and across the Northwest.

Rarely do homes of this type remain on the market for long especially with the added benefit of No Chain Involved. As such, an early internal viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - D - £2,105 Per Year

• FLOOD RISK
Very Low

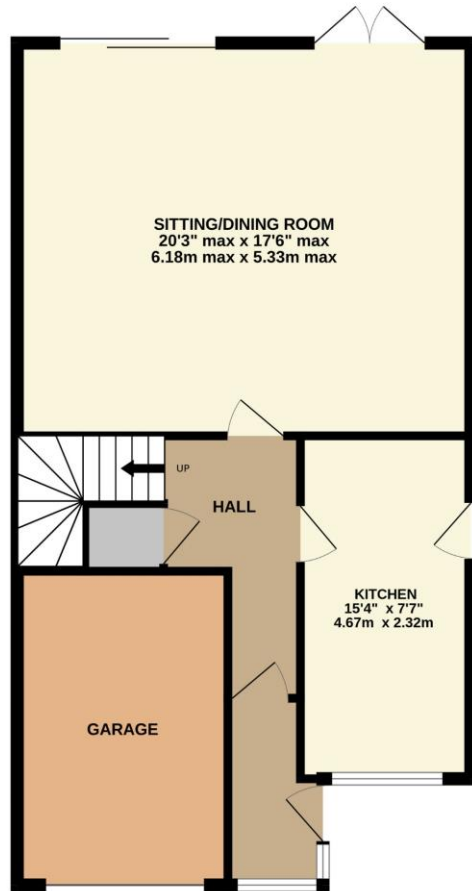
• BROADBAND
Basic - 14 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

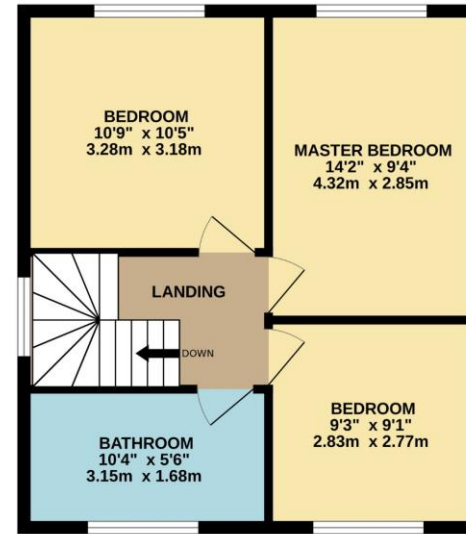




GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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