



*Fairmount Road*

South Swinton

**Miller Metcalfe**  
*Every step of the way*

# Fairmount Road

South Swinton

Detached



4



1

EPC Rating - C

\*\*\* No Chain Involved - Internal Viewing A Must \*\*\*

Situated upon the ever-popular Fairmount Road in South Swinton and within close proximity to the idyllic Worsley village, this spectacular extended Freehold detached home of the highest calibre simply must be viewed internally to be fully appreciated. Presented throughout to the highest of standards, this is an ideal property for a growing family looking for something a little bit special.

The fabulous, exceptionally well proportioned, and highly versatile living space comprises an entrance porch, inviting hallway, cloakroom/wc, principal lounge with feature fireplace, separate sitting room, spacious dining room which is open plan to a modern fitted kitchen with a host of integrated appliances to the ground floor. On the first floor a spacious landing, four good sized fitted bedrooms plus a luxury four-piece bathroom can be found. A large, boarded loft offers exceptional storage space and potential for further development if required (subject to relevant planning consent)

A generous block paved driveway that offers extensive off-road parking and is ideally complimented by well-tended landscaped gardens with shrub and floral displays, offering excellent space for al-fresco entertaining.

The location is highly sought after, providing excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the Northwest, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

Rarely do homes of this size and calibre come to the market and are rarely available to buy for long. With the added benefit of No Chain involved, an early internal inspection is strongly advised to avoid disappointment.

- TENURE  
Freehold

- LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band F - £3,357.55 Per Year

- FLOOD RISK  
Very Low

- BROADBAND  
Basic - 10 Mbps

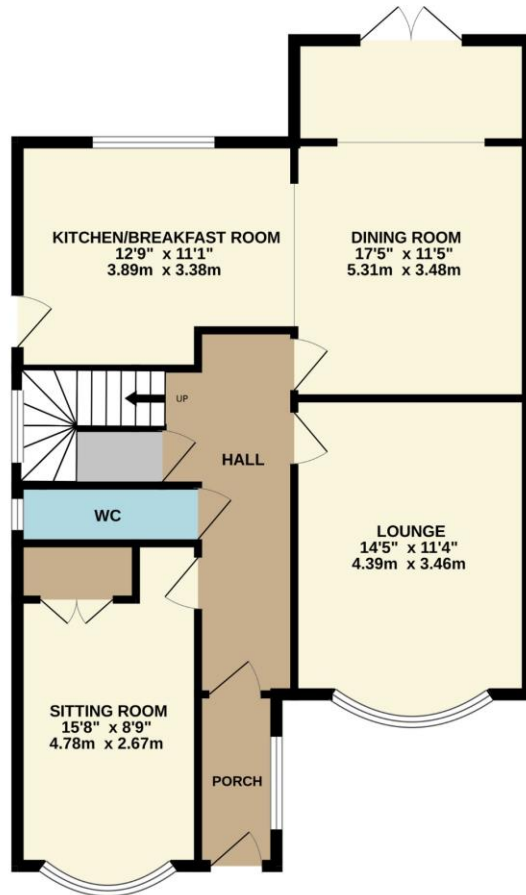
Superfast - 80 Mbps  
Ultrafast - 1,000 Mbps

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

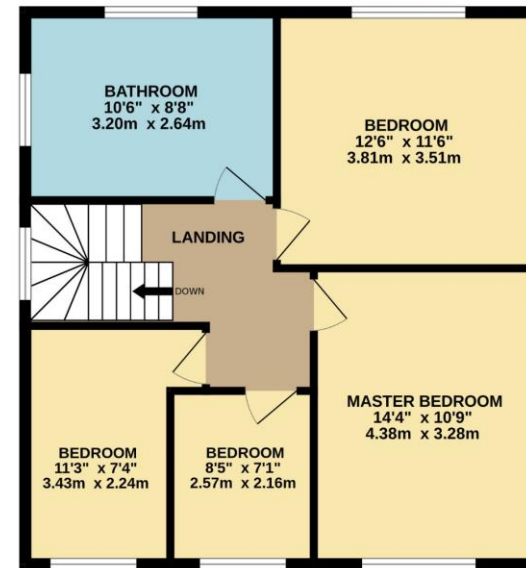




GROUND FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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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