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# Manchester Road, Swinton, Manchester

## Offers Over £600,000



This magnificent six-bedroom period property is a truly unique opportunity, combining timeless charm with modern sophistication. Immaculately presented throughout, it showcases an array of breathtaking original features, seamlessly paired with stylish contemporary finishes, creating an extraordinary living experience. This is an ideal home for a growing family looking for something distinctive and luxurious.

Spanning four expansive floors, the property provides an impressive amount of well-proportioned and versatile living space. The interiors are thoughtfully designed to accommodate modern family life while retaining the character and charm of its period origins. From the high ceilings and ornate detailing to the carefully curated modern touches, every corner of this home has been finished to the highest standard.

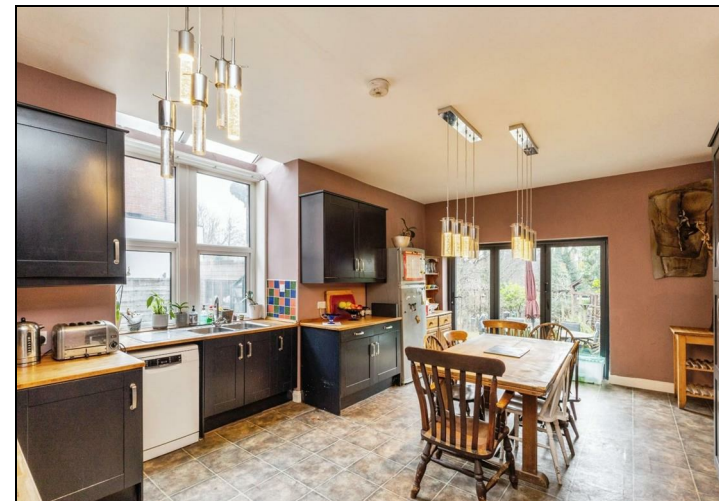
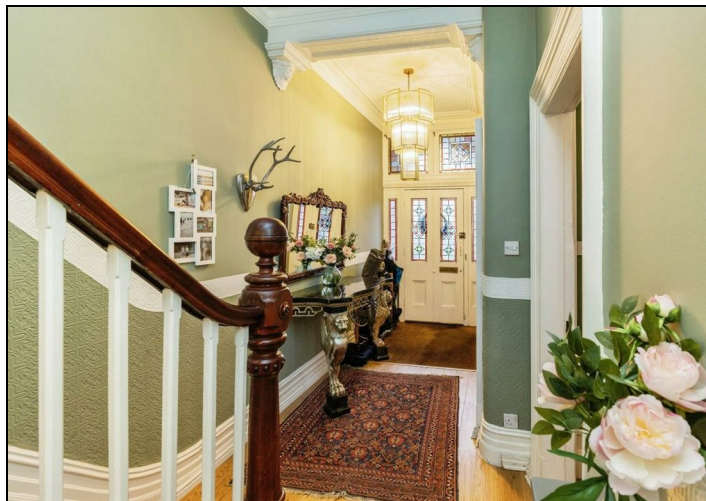
Externally, the property is equally impressive. The beautifully landscaped, mature gardens offer a private oasis, perfect for relaxing or entertaining. The outdoor space is meticulously maintained, with a variety of plants, shrubs, and seating areas that enhance the sense of peace and seclusion. In addition, the property boasts ample off-road parking, ensuring convenience for family and guests alike.

Situated in a highly sought-after location, this home benefits from outstanding transport connections. Major road networks and public transport links provide easy access to Manchester City Centre, Salford Quays, MediaCity, and beyond. Nearby, a wealth of amenities—including popular shops, cafes, and restaurants—are within easy reach, while well-regarded primary and secondary schools make this an ideal choice for families.

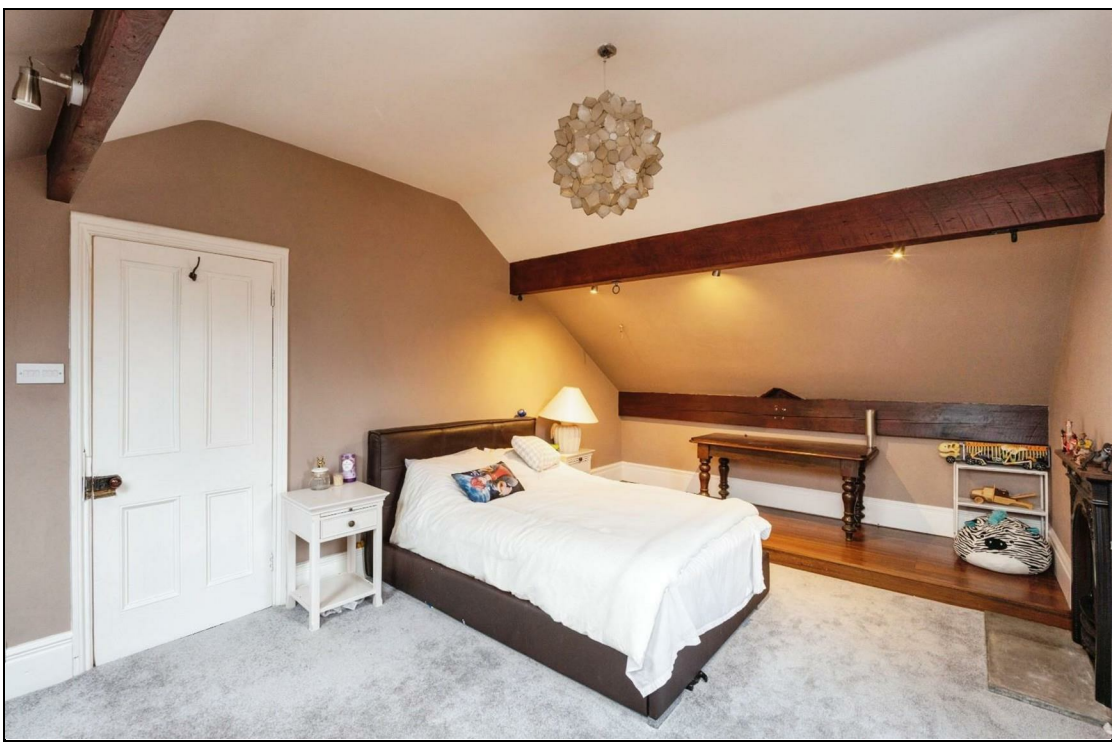


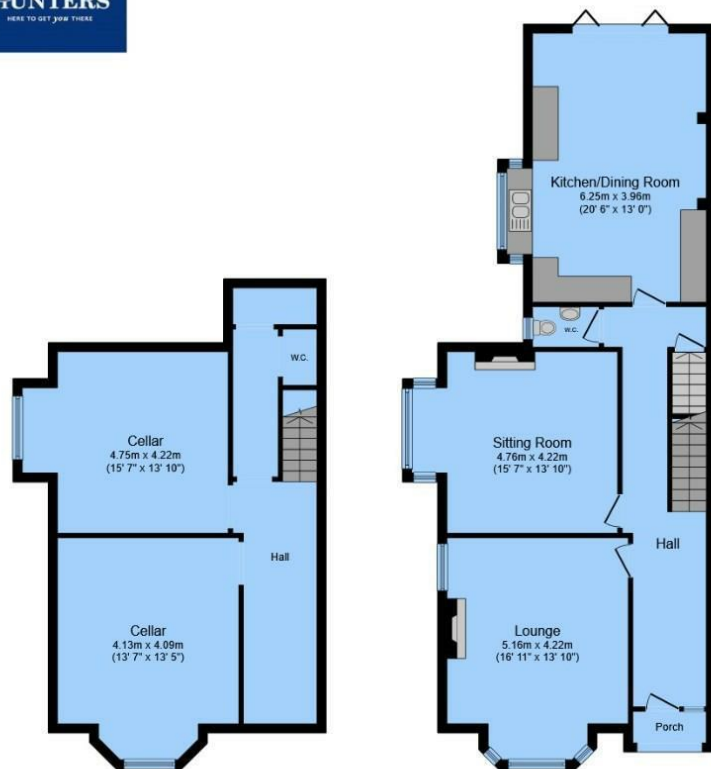
## KEY FEATURES

- SIX GENEROUS DOUBLE BEDROOMS
- A STUNNING PERIOD FAMILY HOME, PRESENTED TO THE HIGHEST STANDARDS THROUGHOUT - MUST BE SEEN TO BE APPRECIATED
- EXPANSIVE PROPERTY SPREAD OVER FOUR FLOORS
  - PRIVATE REAR GARDEN
  - PERIOD PROPERTY
- SOUGHT AFTER LOCATION
  - OFF ROAD PARKING
- VIRTUAL TOUR AVAILBLE
  - CHAIN-FREE
  - 2 RECEPTION ROOMS







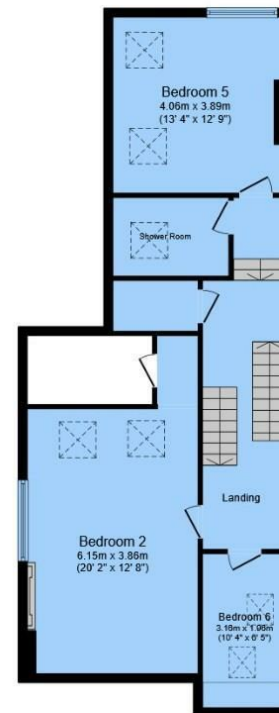


Cellar

Ground Floor



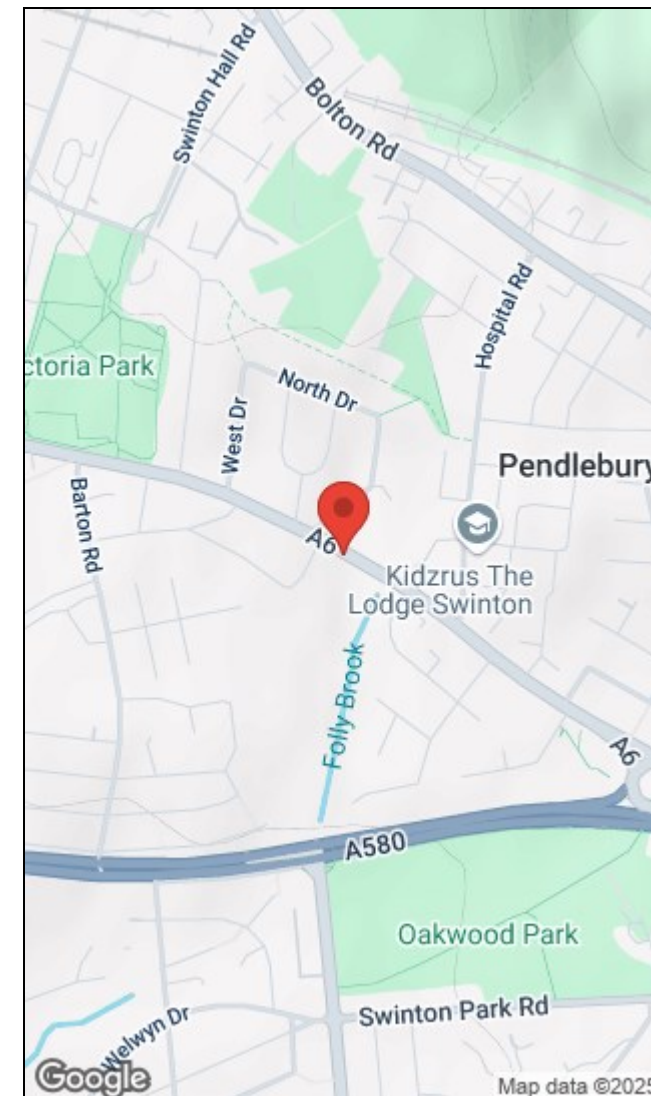
First Floor



Second Floor

Total floor area 304.0 m<sup>2</sup> (3,272 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

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