



Houghton Lane, Swinton

Offers in Region of £375,000

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Located in the highly sought-after area of South Swinton, this home offers spacious and versatile accommodation, ideal for families and those looking to settle in a popular residential setting.

On entering the property, you are welcomed by a bright hallway, enhanced stained-glass window feature and useful storage space beneath the stairs. From here, the hallway leads into a generous living room, complete with attractive bay windows that allow plenty of natural light into the space.

To the rear of the property is a large open-plan kitchen and dining area, offering an excellent layout for modern family living and entertaining. The dining area benefits from a glass door opening out to the rear garden, while the kitchen is fitted with an integrated dishwasher, electric hob and oven, and extractor fan. A further side door provides access to the exterior of the property. In addition, the utility room is accessed separately via the rear of the property, adding further practicality to the layout.

Upstairs, the property offers three well-proportioned bedrooms and a modern three-piece bathroom. The principal bedroom includes built-in wardrobes, providing excellent storage.

Externally, the property benefits from a front garden and driveway, along with a private rear garden that has been well maintained. The garden offers a great space for both family enjoyment and relaxed outdoor living.

South Swinton remains one of the area's most desirable locations, with excellent local schools including Broad Oak, a growing choice of shops and community spaces, and convenient access to motorway links for commuters. This combination of lifestyle, location, and practicality makes the property an appealing opportunity for a wide range of buyers.

Council Tax band: C

Tenure: Freehold

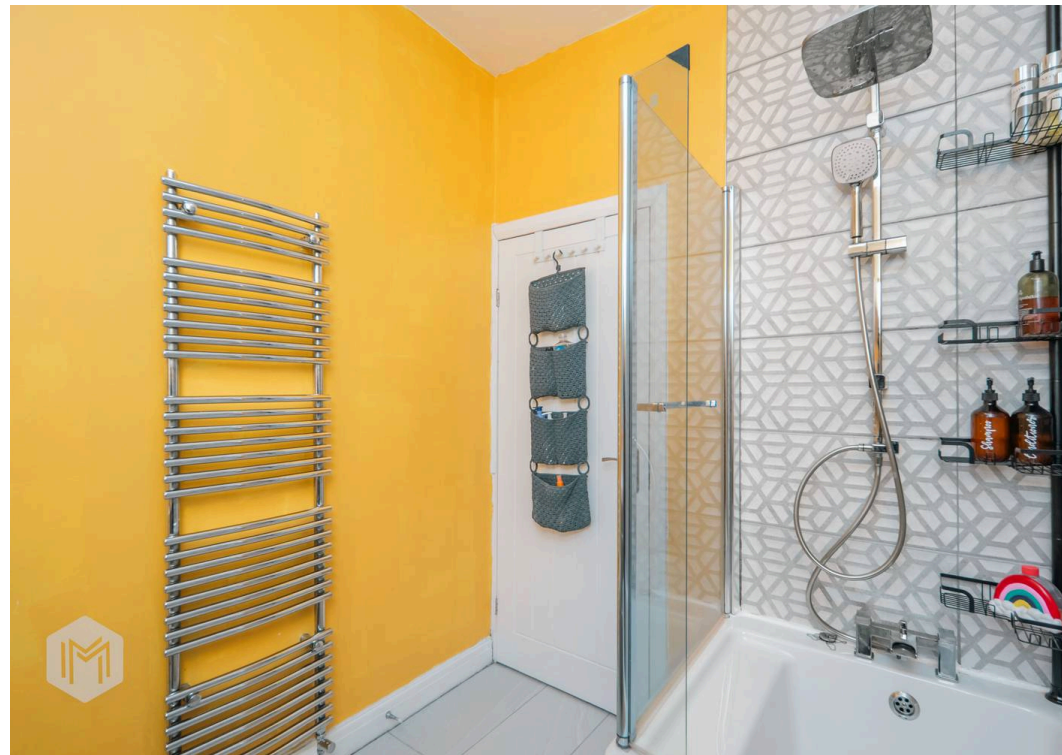
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

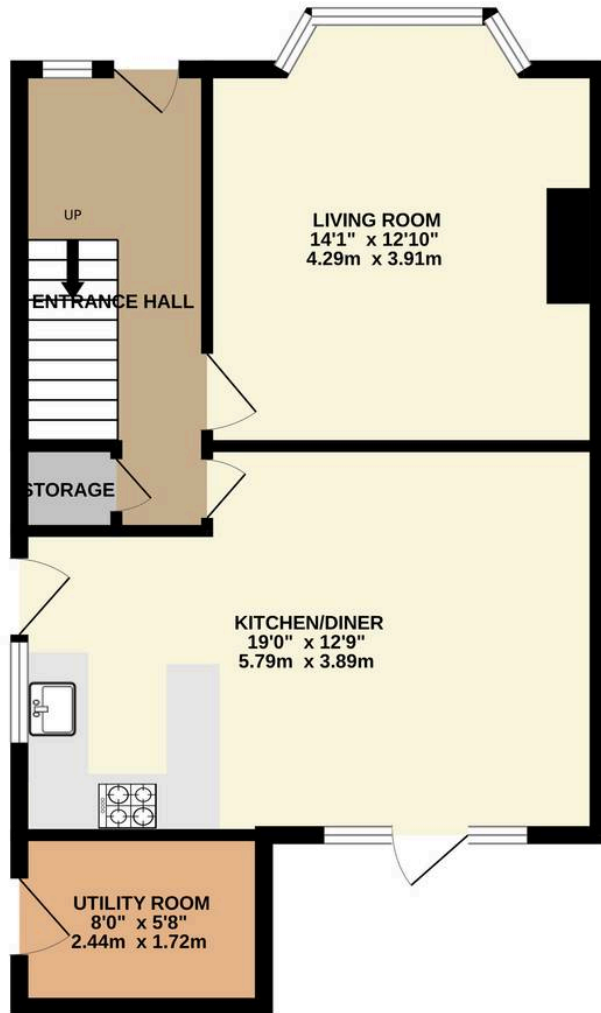




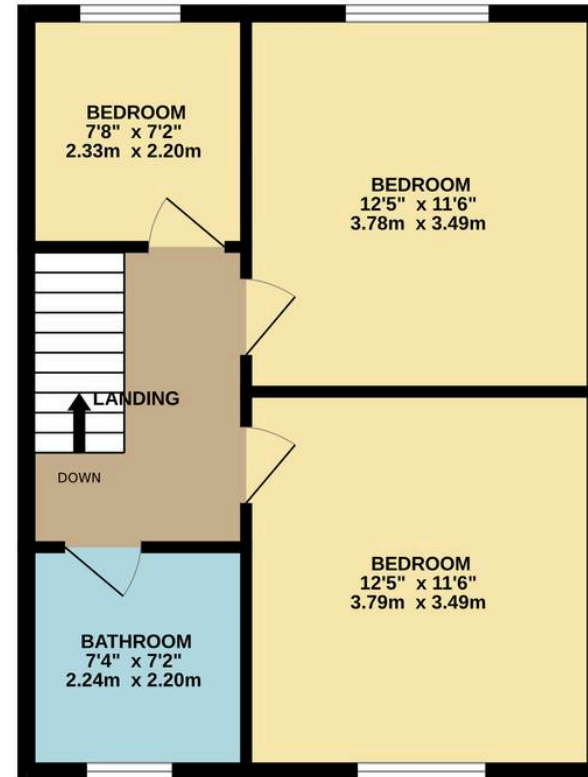




GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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