



Dalby Avenue, Swinton

Offers in Region of £280,000

Miller Metcalfe
Every step of the way

3 Dalby Avenue

Swinton, Manchester

Swinton provides a convenient balance of established local amenities, green spaces and excellent transport connections. The town centre offers a range of shops, cafés, restaurants, supermarkets and everyday services, while nearby parks and open spaces provide opportunities for walking and leisure. Salford, Worsley and Manchester city centre are also readily accessible.

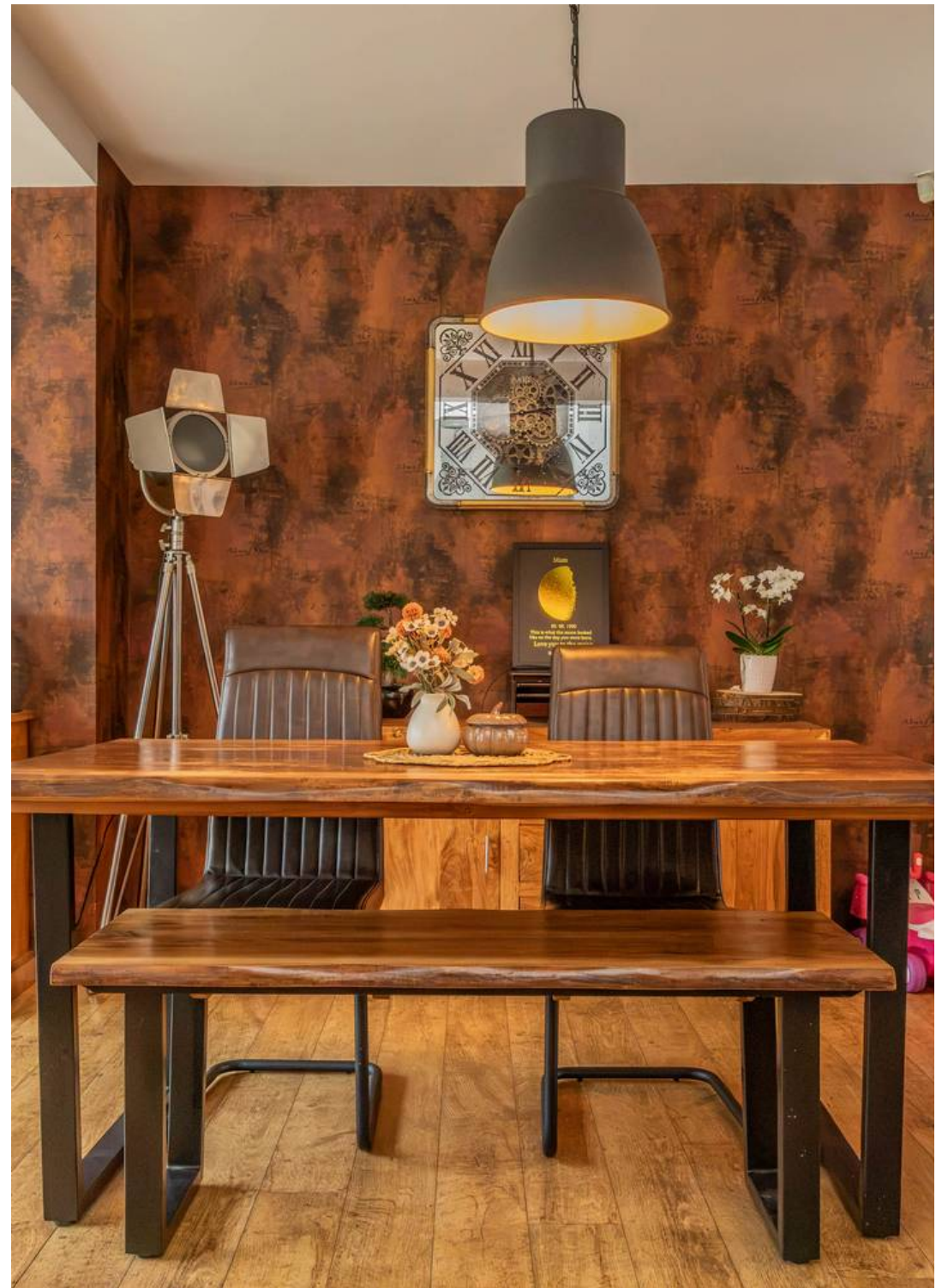
For commuters, the property benefits from convenient access to the wider Greater Manchester road network. The East Lancashire Road provides a direct route towards Manchester, while the M60 motorway is nearby, offering connections towards the M61, M62, M66 and M602. Swinton and Moorside railway stations provide rail services towards Manchester and other surrounding destinations.

The property opens into a spacious and extended living area, creating an adaptable environment for both everyday family life and entertaining. The room has been designed as two distinct sections, offering flexibility for a main lounge, family area or dedicated entertaining space.

To the immediate left of the entrance is a recently renovated utility room and downstairs shower room. The shower room has been finished with modern fixtures and fittings and benefits from underfloor heating, adding a practical touch of comfort and convenience.

To the rear, the accommodation opens into a generous kitchen and dining area. The modern kitchen is fitted with integrated appliances and provides excellent preparation and storage space, while the adjoining dining area has ample room for a substantial table and chairs. Bifold doors lead directly to the rear garden, allowing plenty of natural light into the space and creating an easy connection between the home and outside areas.

The first floor provides three well-proportioned bedrooms, including two particularly generous bedrooms and a useful third bedroom. The accommodation is completed by a modern family bathroom, making this a practical layout for families, couples or buyers seeking additional space for guests, a home office or hobbies.



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To the front, the property benefits from a private driveway with parking for approximately two vehicles.

The rear garden has been well maintained and provides a pleasant outdoor setting, with decking creating an ideal area for outdoor seating, entertaining or enjoying the warmer months. The garden also incorporates areas of greenery, offering a good balance between practicality and appearance.

Council Tax band: B

Tenure: Leasehold

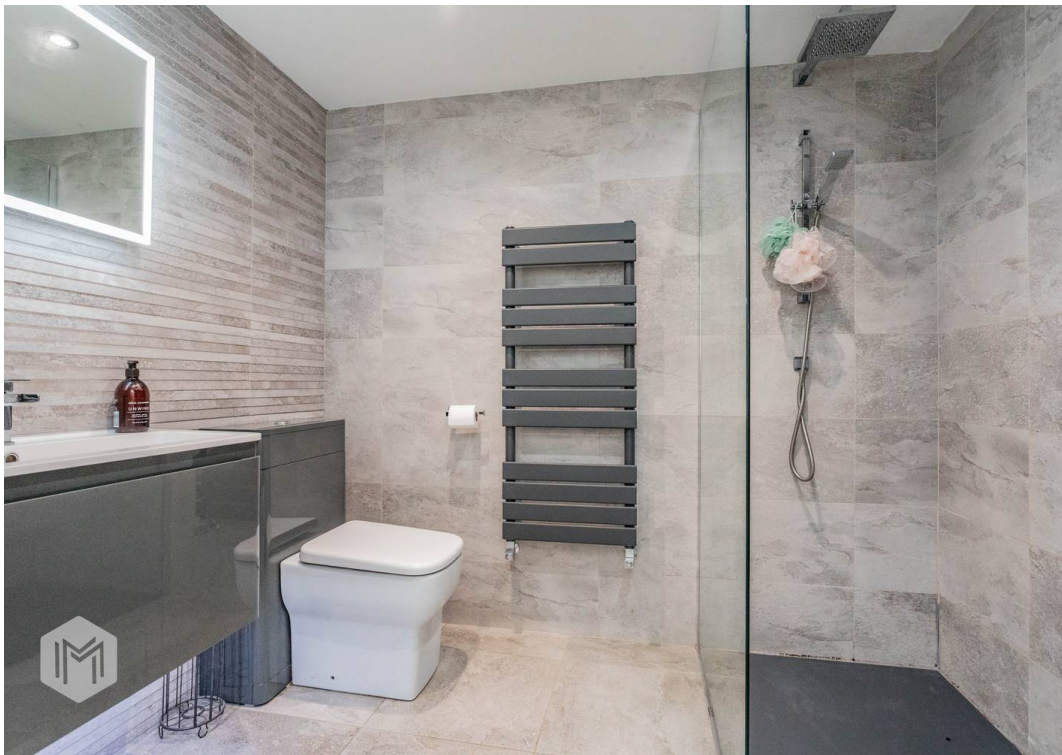
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





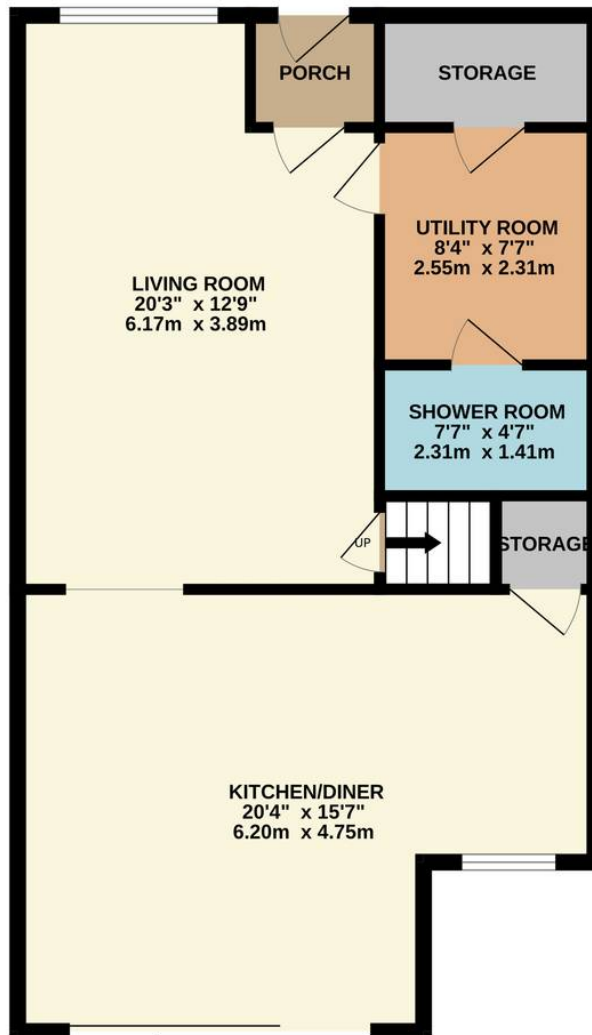




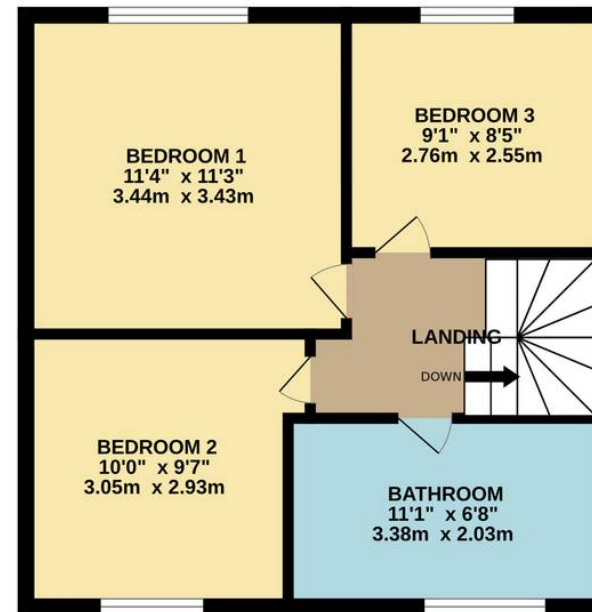




GROUND FLOOR
693 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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