



52 Campbell Road, Swinton

Miller Metcalfe
Every step of the way

52 Campbell Road

Swinton, Manchester

Situated in one of South Swinton's most desirable residential locations, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to create a family home in a highly sought-after area. With superb access to local schools, amenities and the East Lancashire Road, the property is ideally placed for commuters and families alike. Offered for sale with no onward chain, the home is vacant and ready for its next owner. While the property is dated and would benefit from modernisation, it presents a fantastic opportunity for buyers seeking a project, investment, or the chance to add their own style and value.

The accommodation begins with a spacious entrance hall, leading to a well-proportioned lounge that runs the full length of the property and enjoys plenty of natural light from windows to both the front and rear. Also accessed from the hallway is the generous kitchen, along with useful understairs storage.

To the first floor, there are three well-sized bedrooms and a family bathroom, providing excellent space for a growing family. Externally, the property benefits from a neatly maintained front garden and driveway, while the rear garden offers a low-maintenance and relaxing outdoor space, ideal for family living and entertaining.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

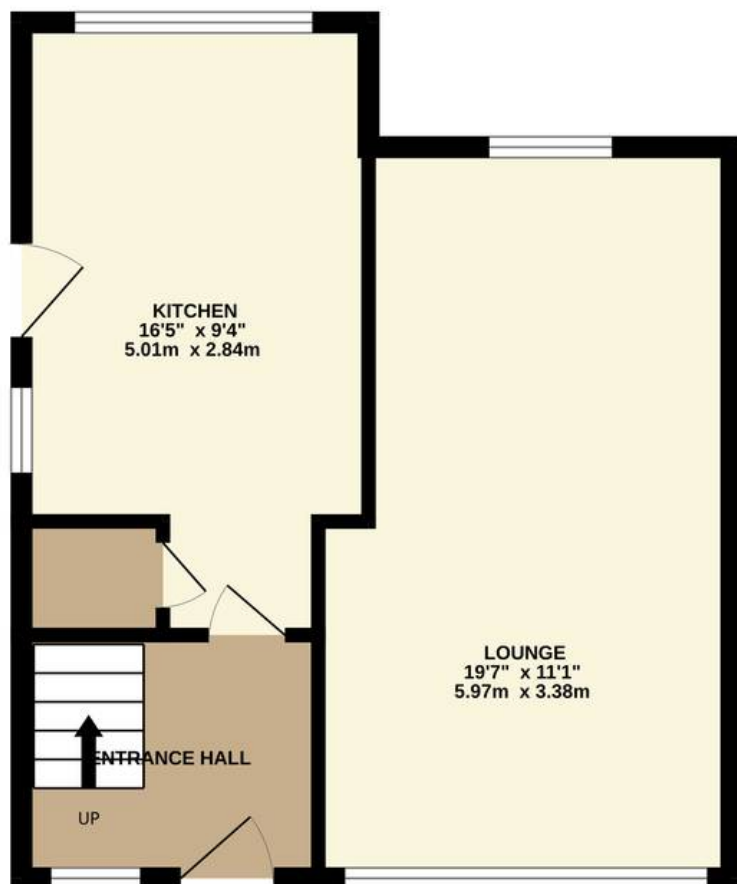
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional

Council Tax band: B / Tenure: Leasehold / EPC Energy Efficiency Rating: E / EPC Environmental Impact Rating: E

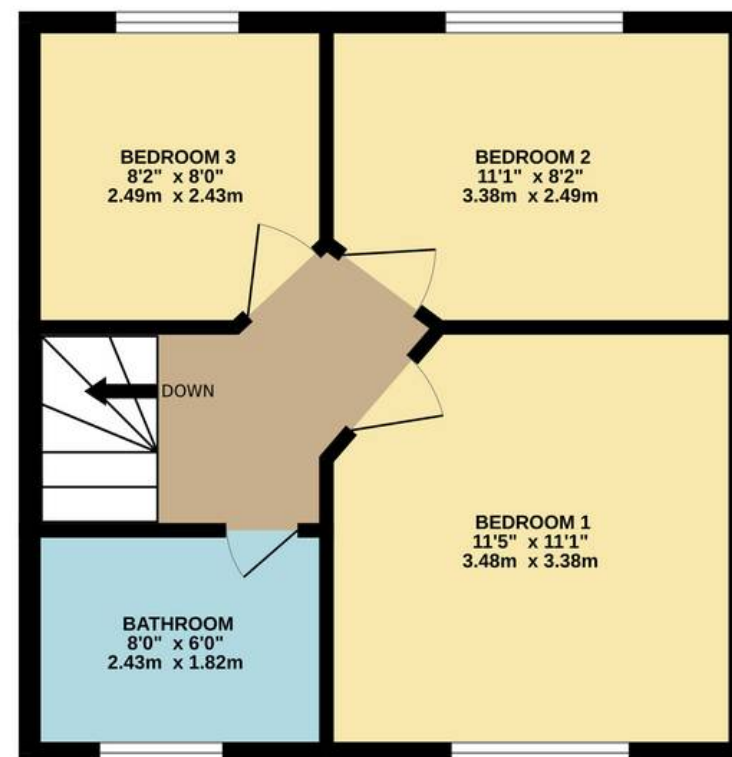




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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