



40 Brindley Street, Swinton

Offers Over £180,000

Miller Metcalfe
Every step of the way

40 Brindley Street

Swinton, Manchester

*** Calling All First Time Buyers and To Let Investors - Early Viewing Strongly Advised ***

Wonderful Period End Terraced Home, Exceptionally Well Presented Throughout with Two Good Sized Double Bedrooms Both with Fitted Wardrobes, Two Attractive Reception Rooms and a Modern Fitted Kitchen, Modern Three Piece Bathroom and an Enclosed Rear Garden, , Situated within a Popular and Highly Convenient Residential Location, Early Viewing Strongly Advised to Avoid Disappointment.

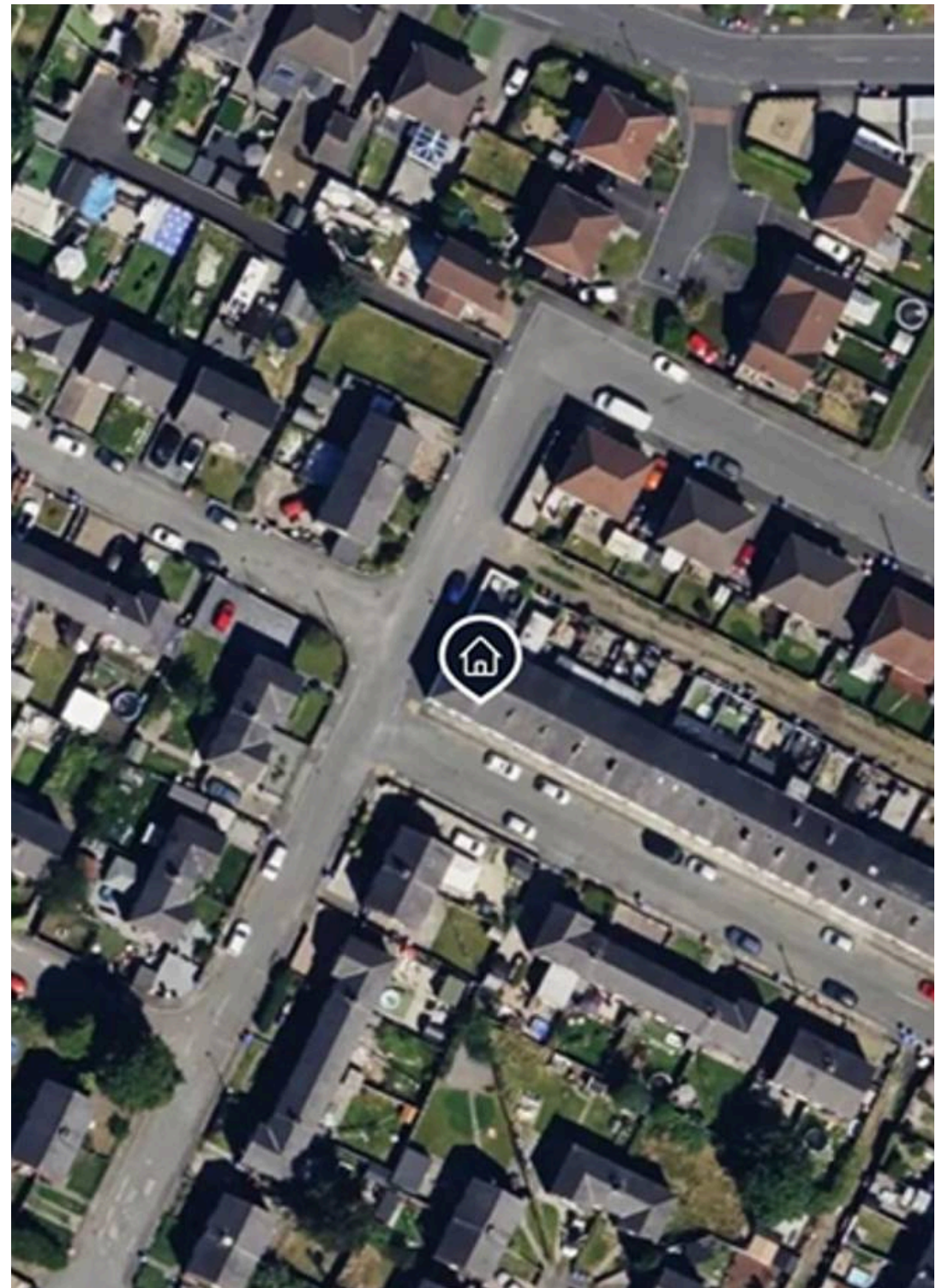
This wonderful traditional end terraced home offers exceptionally generous accommodation that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated. The accommodation comprises an inviting entrance hall, spacious lounge, further separate sitting/dining room and a modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, two generous double bedrooms both benefiting from fitted wardrobes plus a spacious modern three piece bathroom can be found.

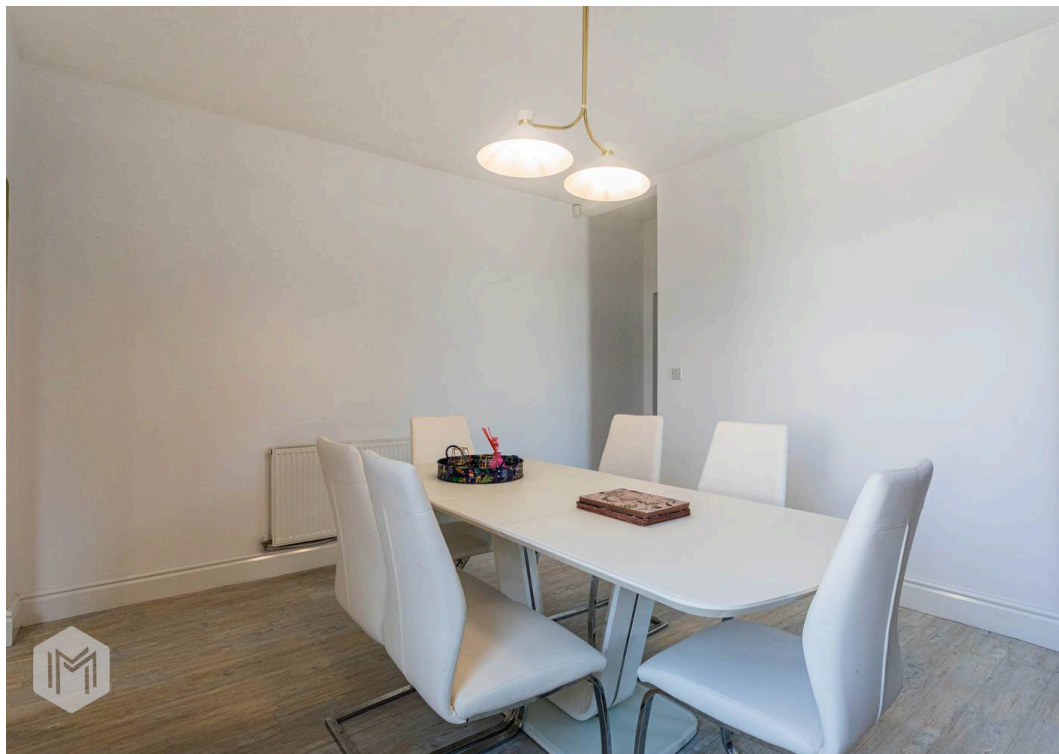
Outside an enclosed private paved patio garden can be appreciated that offers splendid outside space for relaxing and al-fresco entertaining. The location is within easy access to the many shops and amenities Swinton, Worsley, Walkden and the surrounding areas has to offer and is well placed for renowned schooling. The property is well placed for access into Manchester city centre, alongside further major transport links making it ideal for those looking to commute across the North West. Rarely do homes like these remain on the market for long especially at such an attractive price. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



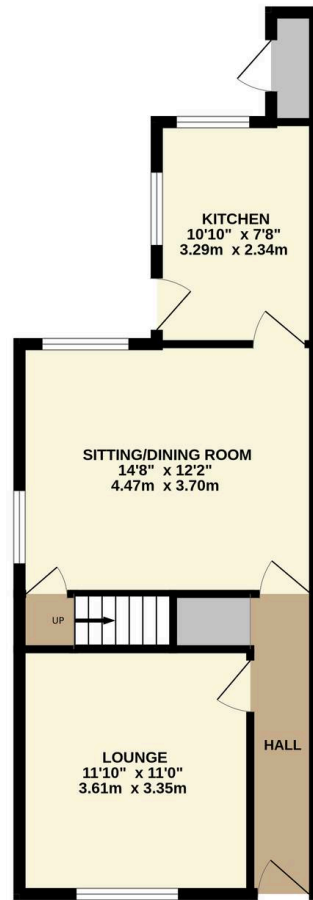




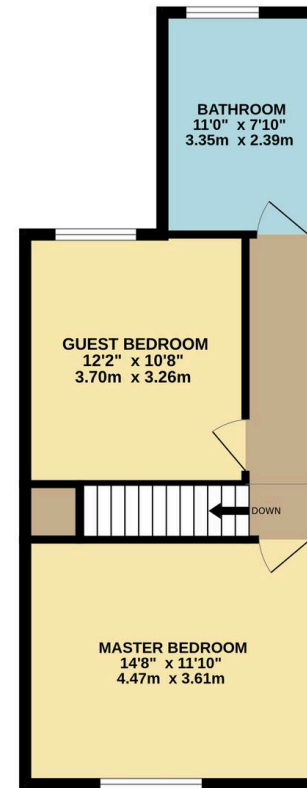




GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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