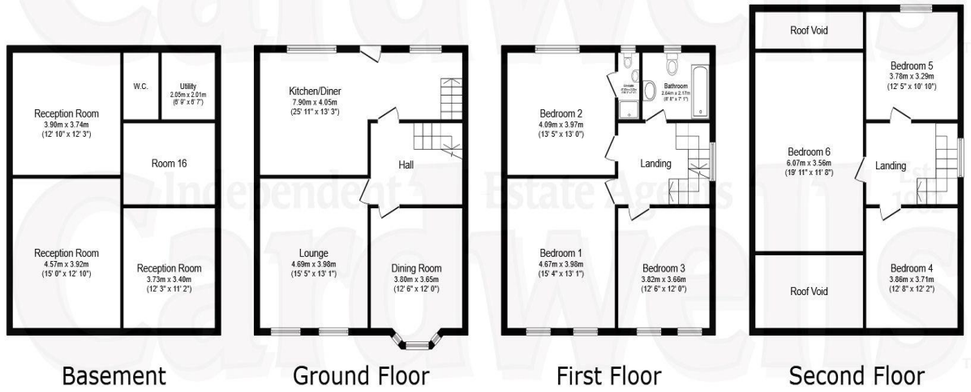


Basement Ground Floor First Floor Second Floor

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**PORTLAND ROAD –SWINTON– OFFERS OVER £695,000**





**BOLTON**
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

**BURY**
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

**Occupying an enviable position on the highly regarded and exclusive Portland Road, Swinton, this impressive period semi detached home offers a wonderful combination of character, space and modern living.**

**Portland Road is an attractive and established residential setting, surrounded by other substantial and exclusive homes, whilst remaining exceptionally convenient for everyday amenities, local schools and the wider Greater Manchester area. Families will appreciate the choice of nearby schools, including Grosvenor Road Primary School, St Mary's RC Primary School, St Augustine's CofE Primary School and The Deans Primary School, together with secondary education at Co-op Academy Swinton, Moorside High School and St Ambrose Barlow RC High School. The property is ideally situated for access to Swinton town centre, Salford and Manchester, with excellent road connections via the M60, M62 and The East Lancashire Road. Swinton railway station also provides convenient rail links towards Manchester and beyond, making this an appealing location for families and commuters alike.**

**The accommodation extends to very approximately 2,600 sq ft and is arranged over four levels, offering exceptional flexibility and a choice of configurations. In brief, the property comprises: a grand reception hallway, dining room, living room, substantial kitchen, lower-ground-floor hallway, WC/washroom, storage/boiler room, snug, two further versatile reception rooms or bedrooms six and seven, first-floor landing, three bedrooms including one with an en-suite shower room, a family shower room, upper-floor landing, two further bedrooms and a family bathroom with additional dressing and storage space.**

**The property has undergone an extensive programme of refurbishment and improvement during Winter 2026, creating an impressive home which combines period character with contemporary finishes. Particular attention has been given to the presentation and quality of the accommodation, including the bespoke fitted kitchen, stylish internal finishes, modern heating and electrical installations and the provision of a fire alarm system with a control panel in the reception hallway. The result is a substantial and beautifully presented property which offers an excellent opportunity for a purchaser seeking a distinctive family home with considerable space and flexibility.**

**For family purchasers, the property offers an abundance of living space, with separate reception rooms, generous bedrooms and adaptable lower-ground-floor accommodation which could provide ideal spaces for home working, entertaining, teenage accommodation or simply additional family living space. Equally, the layout and number of rooms may appeal to investors considering alternative uses, potentially including an HMO arrangement of up to ten bedrooms. Any such use would, of course, be subject to all appropriate planning permissions, HMO licensing, building regulations, fire safety requirements and other relevant statutory approvals. Purchasers should make their own enquiries with the appropriate authorities. Externally, the property benefits from a sizeable private driveway providing off-road parking for several vehicles. The owner has confirmed that a single garage will be constructed prior to completion of the sale. There is a neatly maintained front garden, whilst the rear garden provides an attractive outdoor space, predominantly laid to lawn and enjoying a degree of privacy from its boundary fencing and mature tree. The property is being offered for sale with no further upward chain, helping to facilitate a straightforward purchase.**

**Our clients will consider a part-exchange arrangement or a proposal designed to assist a purchaser in breaking their existing chain. However, any property offered in part exchange, or considered as part of a chain-breaking arrangement, would need to be of notably lower value than the Portland Road property. Further information**

**Chain details:**
**The property is being sold with no further upward chain.**

**Part exchange/chain breaking:**
**Our clients will consider a part-exchange or chain-breaking arrangement to help facilitate a smooth transaction. Any property put forward for consideration would, however, need to be of notably lower value than the Portland Road property. All proposals would be subject to individual consideration and agreement.**

**Tenure:**
**Cardwells estate agents Bolton research indicates the property is Leasehold, 950 Years (less 10 days) from 24 June 1920**

**Council tax:**
**Cardwells estate agents Bolton research indicates the property is band E annual cost of £3171**

**Flood risk information:**
**Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.**

**Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd**

**and discussions can be undertaken through Cardwells estate agents Swinton In the first instance, a walkthrough viewing video is available to watch, after which a personal viewing appointment can be arranged by calling Cardwells Estate Agents Swinton on 0161 794 3434, emailing mail@cardwells.co.uk or visiting www.cardwells.co.uk.**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway: 12' 10" x 10' 8" (3.92m x 3.24m)**
**A grand and welcoming entrance to the property, featuring attractive wood-panelled walls, a turning spindled staircase, stylish radiator and quality flooring. The fire alarm control panel is also conveniently positioned within the hallway.**

**Dining room: 16' 9" x 12' 0" (5.11m x 3.67m)**
**A generous reception room, measured into the bay window, featuring uPVC windows to the front, an attractive tiled fireplace, substantial skirting boards, period-style radiator and stylish decorative finishes. The room enjoys an impressive ceiling height of approximately 2.95m.**



**Living room: 15' 5" x 13' 1" (4.69m x 3.99m)**
**Another particularly attractive reception room, with two uPVC windows overlooking the front, feature timber wall panelling, a feature tiled fireplace and period style radiator.**



**Kitchen: 25' 11" x 13' 3" (7.91m x 4.03m)**
**An impressive, professionally fitted bespoke kitchen installed during Winter 2026, measured at maximum points. The kitchen provides an abundance of storage, with an extensive range of drawers, base and wall-mounted cabinets, complemented by beautiful marble-effect solid work surfaces and two matching inset sinks with mixer taps. We are advised that the fridge freezer, hob and dishwasher will be installed in due course. Further features include two stylish radiators, neutral decorative finishes, quality flooring, uPVC windows overlooking the rear garden and a central rear entrance door. The kitchen is the full width of the property, and is ideal for utility room use too.**







**Lower ground floor:**

**Steps descend from the kitchen to a particularly versatile lower-ground level, offering a range of potential uses.**

**Lower level hallway: 12' 2'' x 10' 7'' (3.70m x 3.22m)**
**With a head height of approximately 2.05m, carpeted flooring, neutral decorations, uPVC window to the side and electric wall heater.**



**WC/washroom: 6' 11'' x 4' 4'' (2.12m x 1.33m)**
**Fitted with a two-piece white suite comprising a low-level WC and pedestal wash hand basin, together with a wall-mounted electric heater.**

**Storage/boiler room: 6' 9'' x 6' 8'' (2.07m x 2.03m)**
**With uPVC window to the rear, wall-mounted gas central heating boiler, neutral decorations and carpeted flooring. This useful space may suit a variety of storage and ancillary uses.**



**Snug: 16' 6'' x 11' 2'' (5.02m x 3.41m)**
**A superb-sized reception room with uPVC window to the front, wall-mounted electric heater, carpeted flooring and neutral decorative finishes. The room has a head height of approximately 1.99m and offers considerable versatility.**



**Sitting room/bedroom 6: 15' 0'' x 12' 11'' (4.58m x 3.94m)**
**A versatile room with two uPVC windows overlooking the front, wall-mounted electric heater and feature fireplace. There is also built-in storage housing the meters and modern fuse box. With a head height of approximately 2.00m, this room could provide an additional reception room or potentially a sixth bedroom, subject to suitability.**



**Family room/bedroom 7: 12' 4'' x 12' 10'' (3.77m x 3.92m)**
**A further versatile room with two uPVC windows overlooking the rear, wall-mounted electric heater and neutral decorative finishes. This would make an excellent additional reception room, although may also offer potential as a seventh bedroom, subject to suitability.**



**First floor:**

**First floor landing: 12' 4'' x 10' 8'' (3.75m x 3.25m)**
**Accessed via the beautiful turning staircase, with uPVC window to the side and attractive wood-panel-effect wall finishes.**



**Bedroom 1: 15' 5'' x 13' 1'' (4.69m x 4.00m)**
**A particularly spacious bedroom featuring two uPVC windows overlooking the front, attractive marble fireplace, stylish radiator and decorative wood-panel-effect wall finishes.**



**Bedroom 2: 13' 5'' x 13' 1'' (4.10m x 4m)**
**A generous bedroom with feature fireplace, uPVC window overlooking the rear, stylish radiator and decorative wood-panel-effect finishes. An en-suite shower room is accessed directly from the bedroom.**

**En suite shower room: 7' 3'' x 3' 2'' (2.20m x 0.97m)**
**Fitted with a three-piece suite comprising a low-level WC, wash hand basin and shower enclosure, complemented by a heated towel rail and stylish ceramic wall and floor tiling.**



**Bedroom 3: 12' 8'' x 12' 4'' (3.86m x 3.76m)**
**Featuring two uPVC windows overlooking the front, stylish radiator, decorative wood-panel-effect finish to one wall and an attractive feature fireplace.**

**Family shower room: 8' 8'' x 7' 2'' (2.64m x 2.18m)**
**A generously proportioned shower room with a large shower enclosure, wash hand basin and low-level WC, together with a heated towel rail and quality ceramic wall and floor tiling.**

**Upper floor:**

**Upper floor landing: 12' 4'' x 7' 5'' (3.76m x 2.25m)**
**Featuring a uPVC window to the side, attractive wood-panel-effect decorative finishes to the stairwell and feature radiator.**

**Bedroom 4: 11' 9" x 12' 0" (3.57m x 3.66m)**
**Measured to the front of the wardrobes, with a central head height of approximately 2.20m. Features include three triple-glazed roofline windows, feature radiator, neutral decorative finishes and useful built-in eaves storage.**



**Bedroom 5: 12' 8" x 12' 2" (3.86m x 3.72m)**
**A further attractive bedroom featuring a uPVC window to the front, decorative wood-panel-effect finishes to three walls, feature fireplace and stylish radiator. The room enjoys an approximate head height of 2.70m.**



**Family bathroom: 10' 7" x 12' 2" (3.22m x 3.70m)**
**A spacious bathroom fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and bath with shower over. Professionally fitted furniture provides useful wardrobe and storage space, together with a dressing area, allowing the room to serve a variety of purposes. Finished with ceramic wall tiling and quality floor tiling.**



**Parking:**
**The property benefits from a sizeable private driveway providing off-road parking for several vehicles. There is also a lay-by area to the front which may provide additional convenient visitor parking. The owner has advised that a single garage will be constructed prior to completion of the sale.**

**Garden:**
**The front garden is neatly laid to lawn and set behind a low-level brick wall. The rear garden is predominantly laid to lawn, with boundary fencing and a mature tree which enhances the sense of privacy.**

