



72 Manchester Road, Swindon, SN1 2AJ  
£275,000

SWINDON  
HOMES   
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This property on Manchester Road presents an excellent opportunity for those seeking a spacious family home with potential for further development. Boasting two generous reception rooms, a breakfast room and three well-proportioned bedrooms, this residence offers ample space for a sizeable family home.

The property is in good order, although some modernisation would enhance its appeal and functionality. With a large family-friendly layout, it is perfect for those looking to create a comfortable living environment.

One of the standout features of this property is its potential for conversion. With the right vision, it could be transformed into a House in Multiple Occupation (HMO) or two separate flats, making it an attractive investment opportunity. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Whether you wish to maintain it as a family residence or explore its investment potential, with its prime location and spacious layout, this home is sure to attract interest from a variety of buyers. Don't miss the chance to make it your own.

#### **Entrance Hall**

3'1" into 4'11" x 25'7" (0.96 into 1.52 x 7.81)

Doors to reception rooms, understairs storage cupboards, radiator

#### **Living Room**

12'11" x 12'4" (3.95 x 3.78)

Bay window to front, radiator

#### **Dining Room**

10'3" x 12'11" (3.14 x 3.96)

Window to rear, wash basin, space for family dining table, radiator





### **Breakfast Area**

10'4" x 10'3" (3.16 x 3.14)

Window to side, bench seating, space for dining table, radiator

### **Kitchen**

10'5" x 9'0" (3.2 x 2.76)

Window to side, units at eye and base level, wash basin, freestanding electric cooker, space and plumbing for washing machine, Worcester combi boiler radiator

### **Utility Room**

6'6" x 4'3" (2 x 1.3)

Window to rear, door to garden

### **W.C.**

2'9" x 3'3" (0.86 x 1)

Low-level W.C.

### **Landing**

5'6" into 3'2" x 12'11" into 12'0" (1.7 into 0.97 x 3.95 into 3.67)

Doors to bedrooms and bathroom, access to loft, storage cupboard

### **Bedroom One**

16'4" into 15'5" x 12'5" (5 into 4.7 x 3.8)

Two windows to front, built in wardrobe

### **Bedroom Two**

10'3" x 12'11" (3.14 x 3.95)

Windows to rear and side aspect, storage cupboard with pipework ready for upstairs heating

### **Bedroom Three**

9'2" into 10'2" x 15'1" (2.8 into 3.1 x 4.6)

Window to rear

### **Bathroom**

6'10" x 6'10" (2.1 x 2.1)

Window to side aspect, bath with shower over and folding shower screen, pedestal wash basin, wc, heated towel rail

### **Rear Garden**

Large storage shed, rear access, potential for parking if shed removed

### **Lease Info**

Peppercorn Lease with 930 years left

£2.50 every 6 months

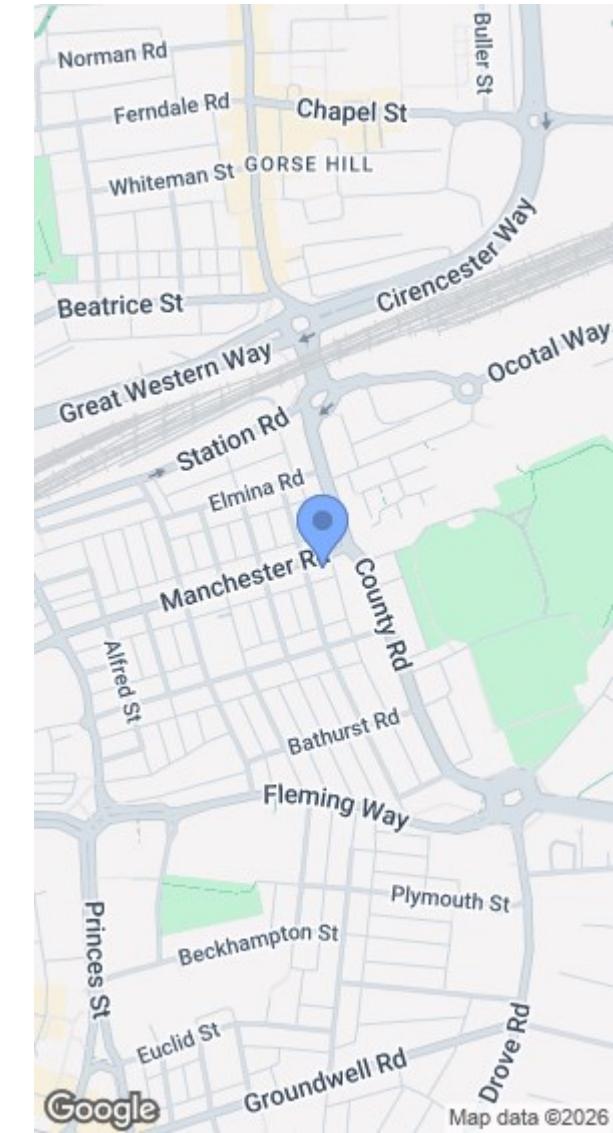






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			