



Ringlow Park Road
Swinton

Miller Metcalfe
Every step of the way

Ringlow Park Road

Swinton

Semi Detached



3



1

EPC Rating - C

*** Simply Must Be Viewed Internally - Superb Extended Traditional Semi-Detached Home With Well Proportioned Living Space Ideal for Modern Lifestyles, Generous Private Landscaped Gardens and Ample Driveway Parking And Situated within a Much Sought After and Convenient Residential Location, Early Viewing Strongly Advised ***

Situated within a popular and highly convenient setting, this wonderful semi-detached home has been extended to the ground floor, now offering exceptionally well-proportioned, and versatile living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, superb lounge with feature fireplace, a splendid separate dining area and a modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms (two featuring fitted wardrobes) plus a modern three piece bathroom/wc can be found which completes the internal living space. Outside the property is garden fronted with a substantial driveway offering ample parking.

The rear landscaped garden is a joy to behold, being private and not overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining, all set to a stunning backdrop of mature woodland. There is a large covered area and cellar that provides excellent exterior storage.

The location is within easy access to the many shops and amenities Swinton and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.





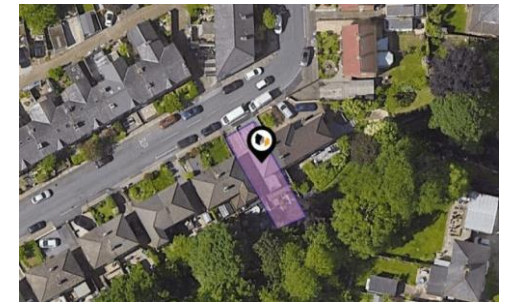
- TENURE
Freehold

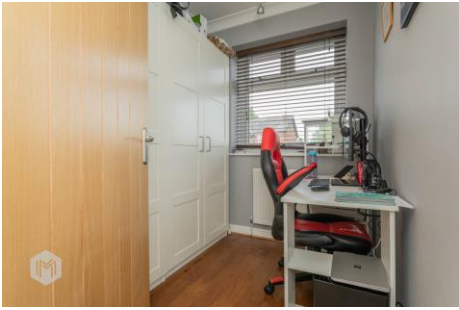
- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,180.00 Per Month

- FLOOD RISK
Very Low

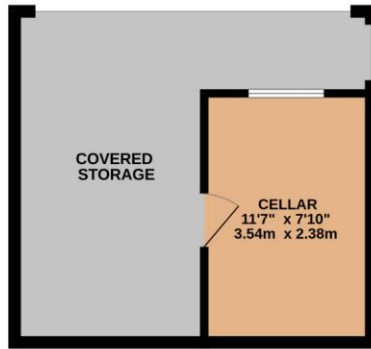
- BROADBAND
Basic - 9 Mbps
Superfast - 77 Mbps
Ultrafast - 1,800 Mbps

- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes





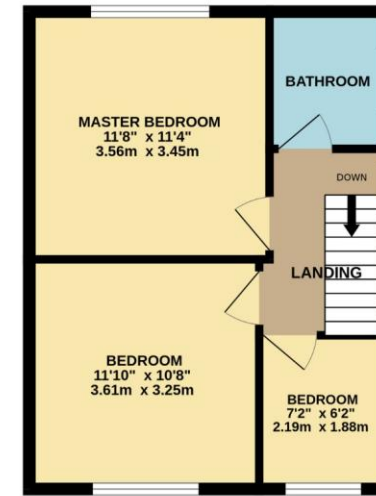
BASEMENT
257 sq.ft. (23.9 sq.m.) approx.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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