



52 Wellington Road, Swinton

Offers Over £190,000

Miller Metcalfe
Every step of the way

52 Wellington Road

Swinton, Manchester

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

No Chain Involved - Fabulous Garden Fronted Extended Period Terraced Home, Exceptionally Well Presented Throughout with Two Double Bedrooms, 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.

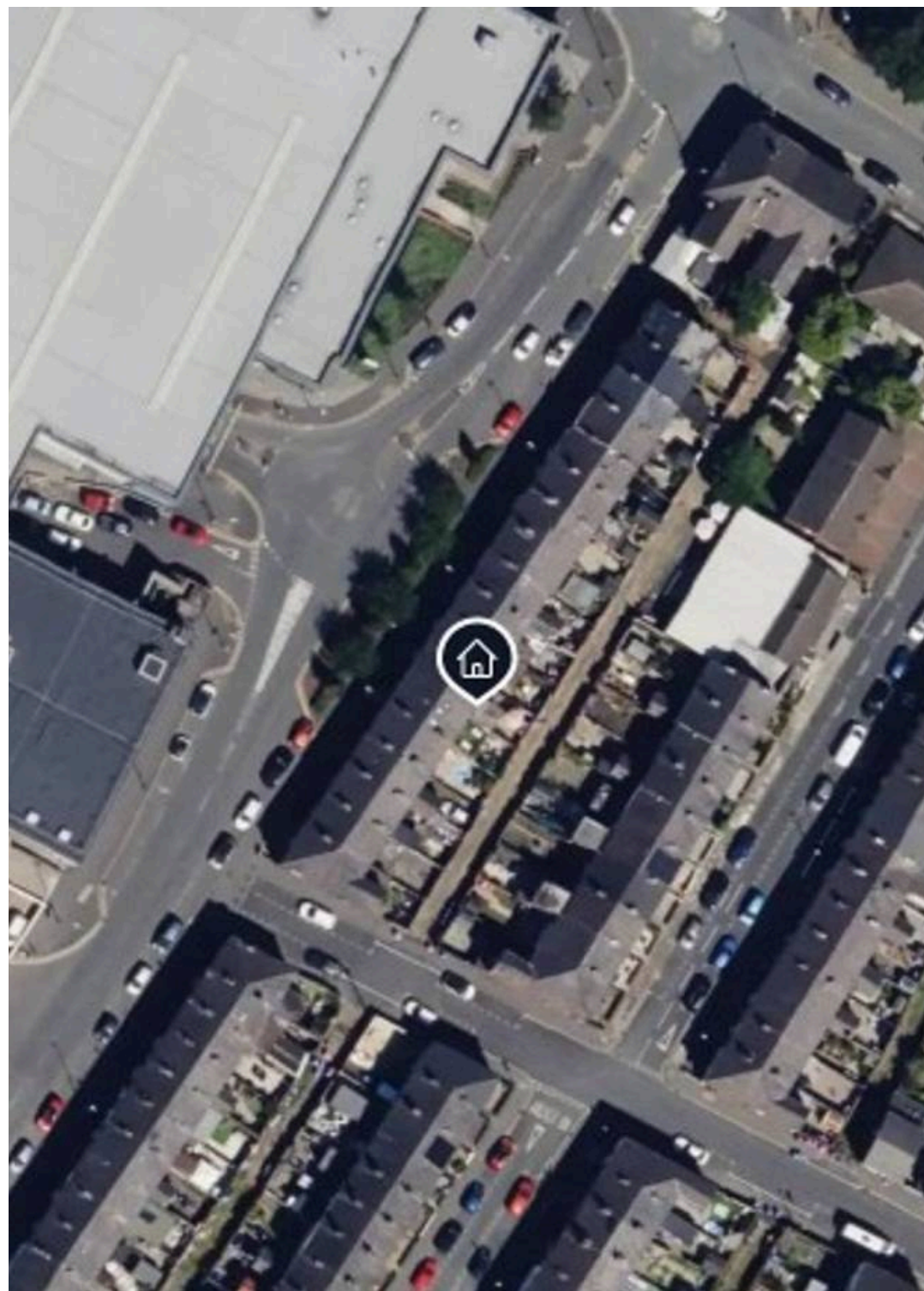
This wonderful traditional terraced home offers generous accommodation that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated. The accommodation comprises a wonderful an entrance vestibule, spacious lounge, further separate sitting/dining room and a modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, two good sized double bedrooms plus a modern three piece bathroom can be found whilst a substantial attic room can also be appreciated that would provide excellent storage or a study, playroom/office if required and completes the internal living space. Outside the property is garden fronted whilst to the rear a further enclosed private paved patio garden can be appreciated that offers splendid outside space for relaxing and al-fresco entertaining. A courtyard to the front provides provision for residents parking. 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, with Swinton railway station within walking distance, 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: Freehold

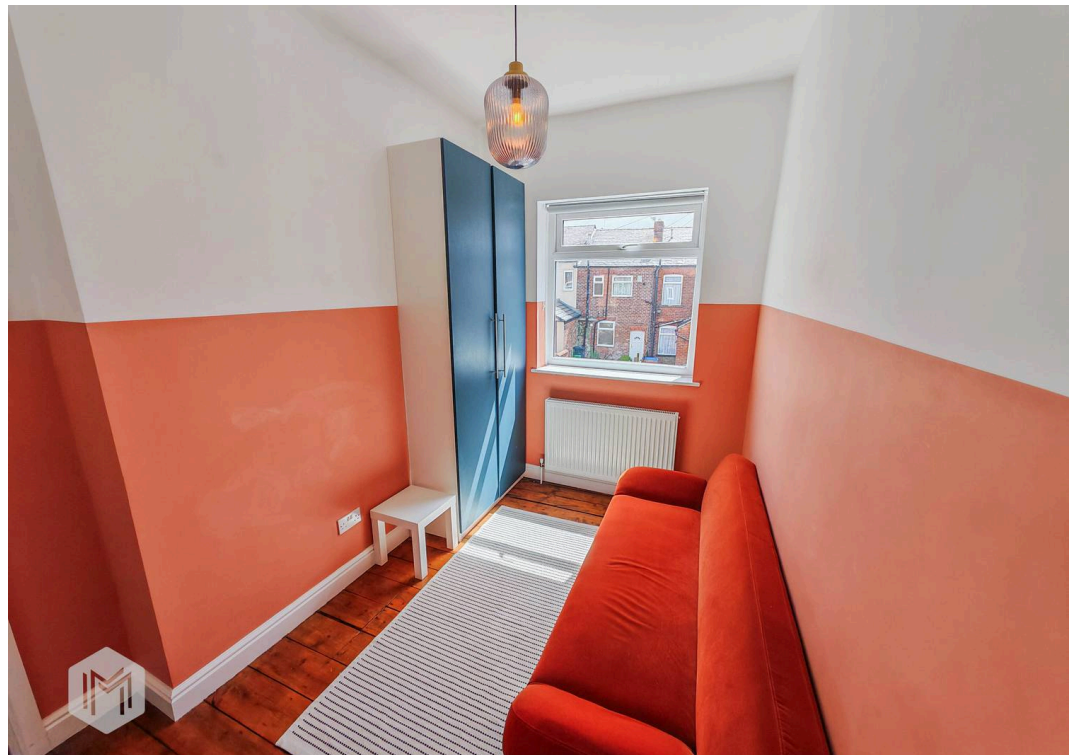
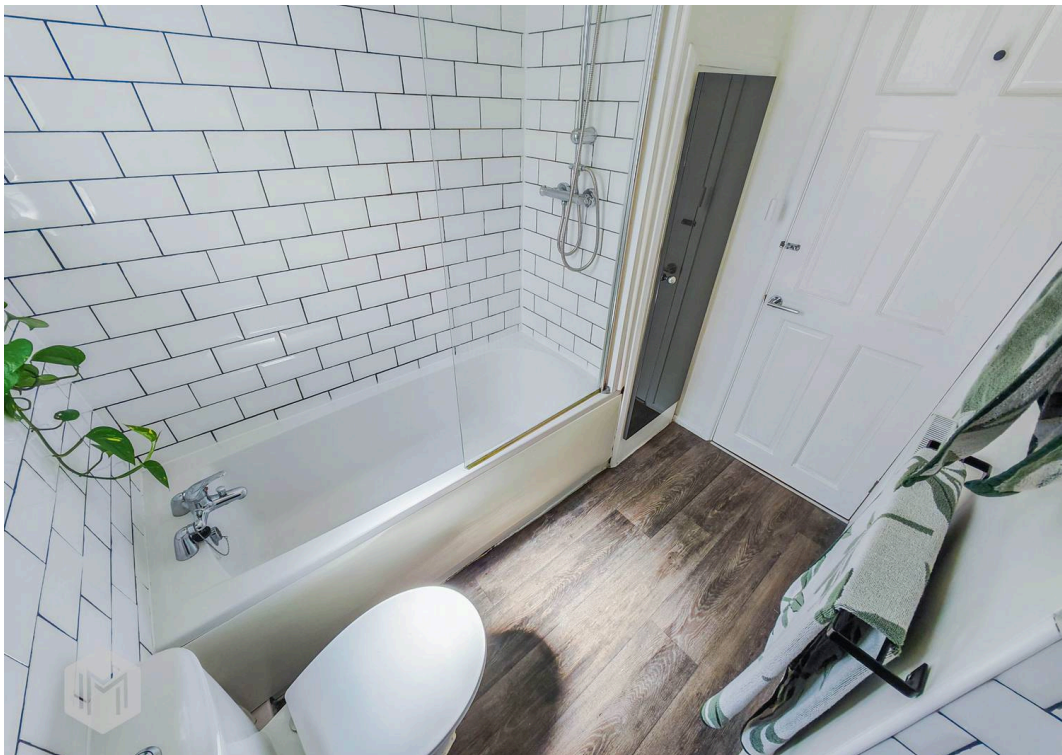
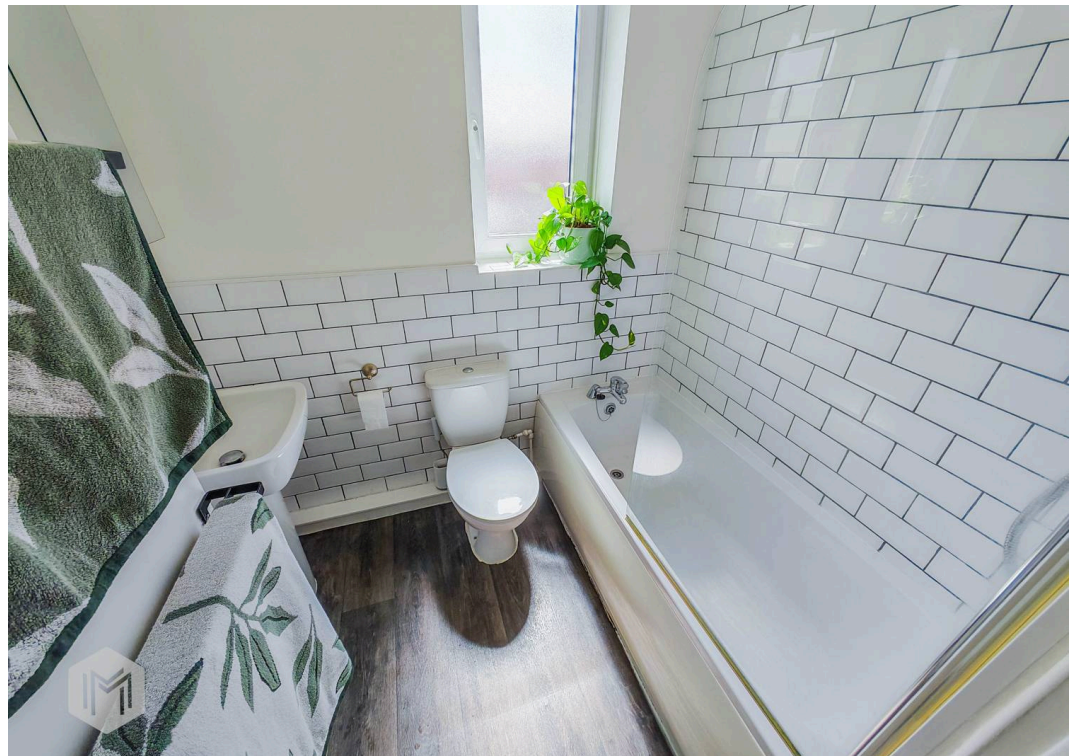
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



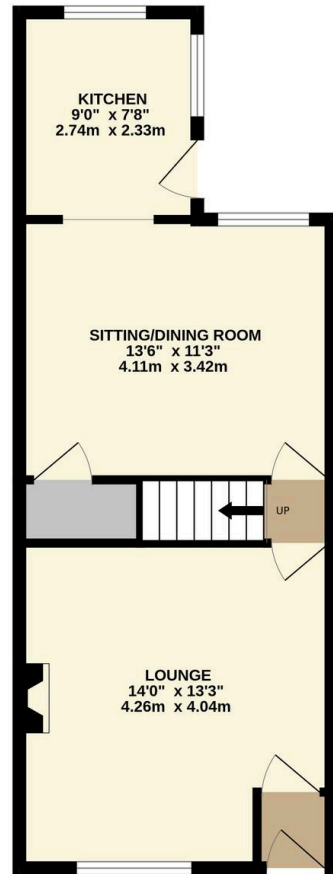




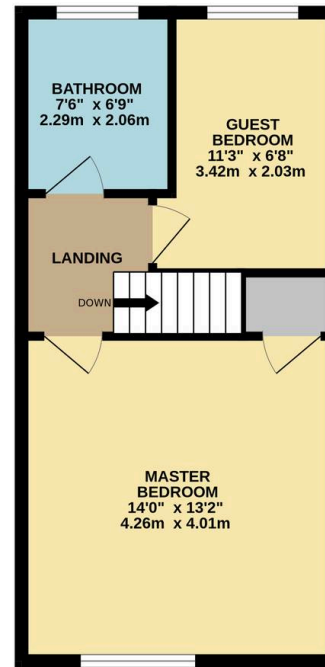




GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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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