



Olen Avenue
Swinton

Miller Metcalfe
Every step of the way

Glen Avenue

Swinton

Semi Detached



EPC Rating - C

*** Internal Viewing A Must - Superb Modern Extended Semi Detached Family Home With Well Proportioned Living Space Over Three Floors, Private Landscaped Gardens and Ample allocated Parking, Situated within a Cul-de-Sac Setting in a Much Sought After Location, Early Viewing Strongly Advised ***

This wonderful home has been significantly extended now providing well-proportioned living space over three floors that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises of an inviting entrance hall, superb lounge which is open plan to a wonderful, fitted dining kitchen offering more than enough room for cooking, relaxing and dining, being fitted with a host of integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms and a modern three-piece bathroom can be found whilst on the second floor a further good sized versatile double bedroom with substantial additional eaves storage completes the internal living space. Outside the property has a welcoming front garden with natural lawn whilst the rear landscaped garden offers excellent space for relaxing, children's play and al-fresco entertaining. A driveway and garage provide ample parking arrangements.

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 well renowned public and private schooling. It is also ideal for access to major transport links (including Moorside Railway Station which is within easy walking distance) making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the Northwest.

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

- TENURE
Leasehold
900 Year Lease - 845 Years Remaining
Start Date - 02.10.1970 - End Date - 05.10.2870

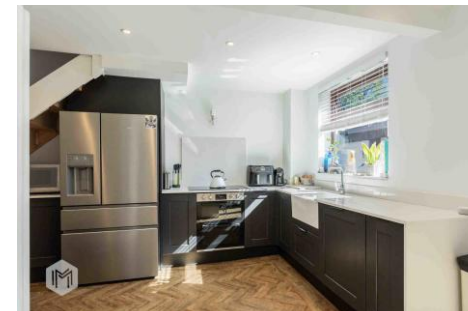
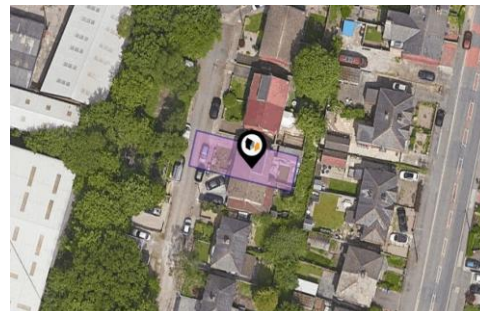
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

- GROUND RENT
£20.00 Per Year

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,306 Per Year

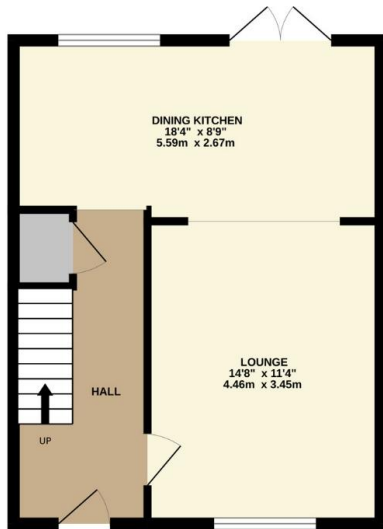
- FLOOD RISK
Very Low

- BROADBAND
Basic - 11 Mbps
Superfast - 51 Mbps
Ultrafast - 1,800 Mbps

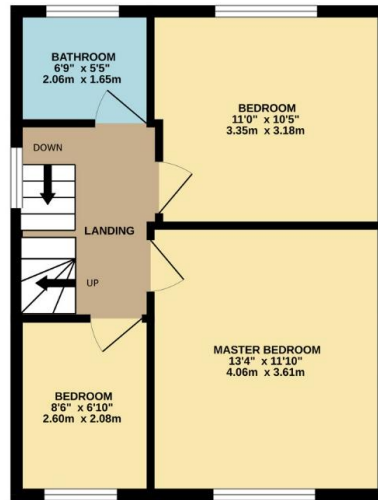




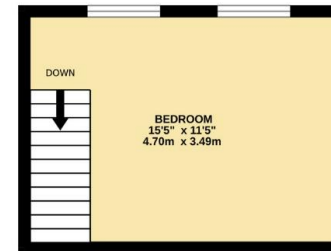
GROUND FLOOR
410 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



3RD FLOOR
157 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.