



Overdale
Swinton

Miller Metcalfe
Every step of the way

Overdale

Swinton

Semi Detached



3



1

EPC Rating - D

*** No Chain Involved - Calling All First Time Buyers and To Let Investors - Superb Inner Town House with Fabulous Well Proportioned Living Space, Splendid Private Landscaped Gardens and Situated Within a Highly Convenient Setting Close to Swinton Town Centre, Early Viewing Strongly Recommended ***

Situated off Barton Road within the much sought after area of Swinton, this fabulous home offers well-proportioned living space that is ideally suited to modern lifestyles that must be seen in person to be fully appreciated.

The accommodation comprises an entrance hallway, superb lounge with feature fireplace, a separate dining area and a modern fitted kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a superb three-piece shower room completes the internal living space.

Outside the property is garden fronted whilst the splendid rear gardens are not directly overlooked and over average in size, offering excellent space for children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Swinton, 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 making it ideal for those looking to commute into Manchester City Centre and across the Northwest.

Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain Involved. As such, an early internal viewing is strongly advised to avoid disappointment.

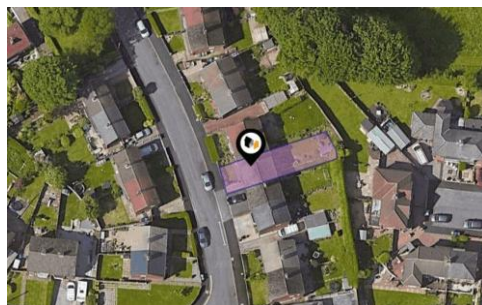
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band A - £1,635 Per Year

• FLOOD RISK
Very Low

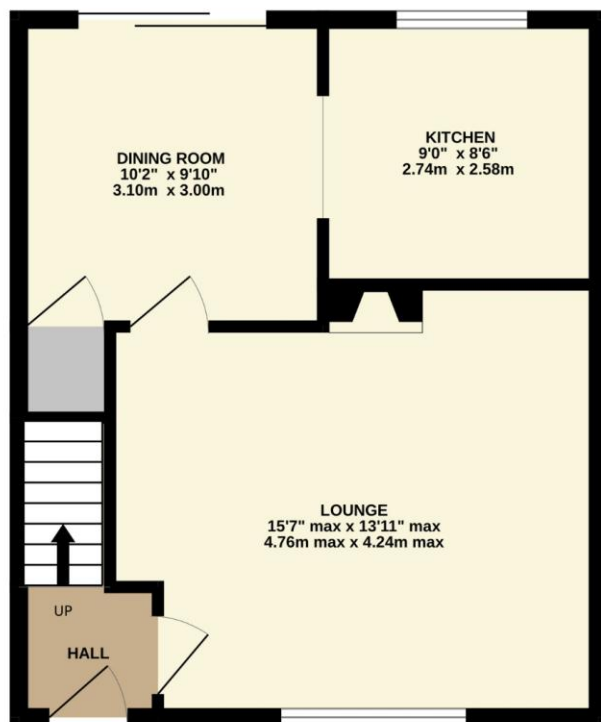
• BROADBAND
Basic - 13 Mbps
Superfast - 32 Mbps
Ultrafast - 2,000 Mbps

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

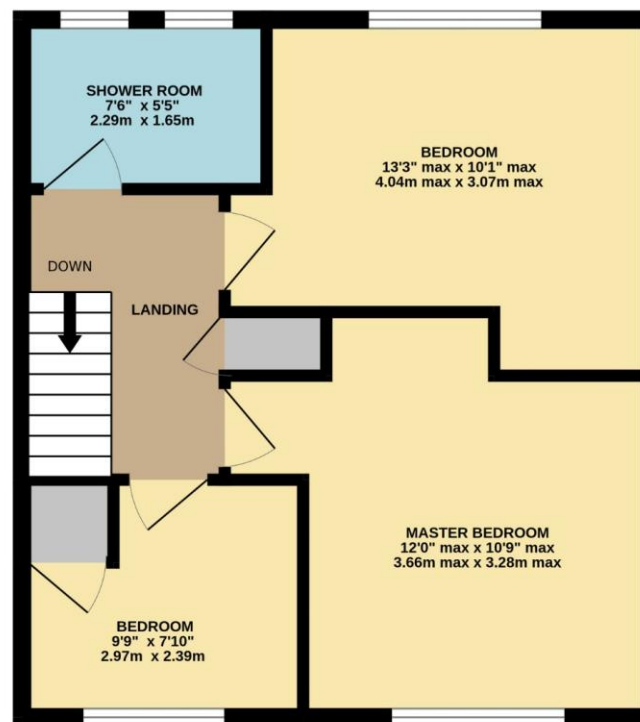




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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