



Lynton Avenue
Pendlebury

Miller Metcalfe
Every step of the way

Lynton Avenue

Pendlebury

Terraced



2



1

EPC Rating - To be confirmed

*** No Chain Involved - Calling All First Time Buyers and To Let Investors - Early Viewing Strongly Advised ***

*** Fabulous Garden Fronted Extended Period Terraced Home, Well Presented Throughout with Two Double Bedrooms, Two Attractive Reception Rooms and a Modern Fitted Kitchen, Three Piece Bathroom and an Enclosed Rear Garden, , Situated within a Popular and Highly Convenient Residential Location ***

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 which 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.

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 and with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

• **TENURE**
Leasehold
999 Year Lease - 886 Years Remaining
Start Date - 19.06.1913 - End Date - 25.03.2912

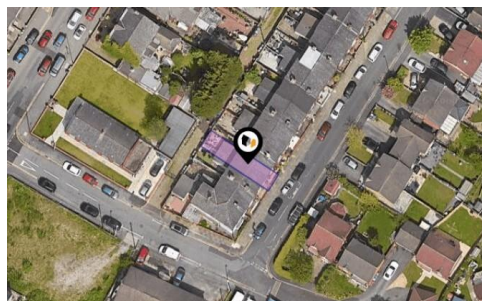
• **GROUND RENT**
To Be Confirmed

• **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band A - £1,730 Per Year

• **FLOOD RISK**
Very Low

• **BROADBAND**
Basic - 13 Mbps
Superfast - 80 Mbps
Ultrafast - 2,000 Mbps

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

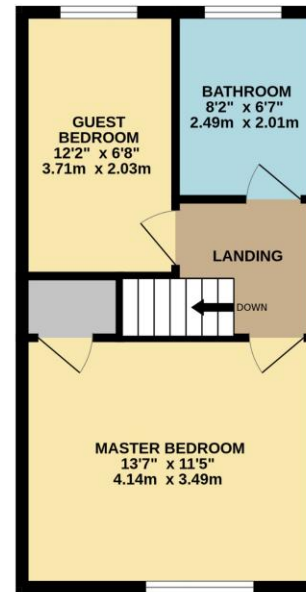




GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.
Made with Metropix ©2026

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.