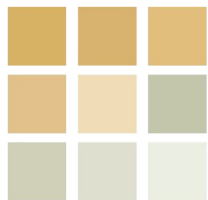




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101 SWINTON PARK ROAD
Salford, M6 7PB
Offers Over £225,000

101 SWINTON PARK ROAD

Property at a glance

- traditionally built bay-fronted semi-detached family home constructed circa 1930s
- three generous sized bedrooms (master fitted)
- occupying a generous corner plot position with attractive open views overlooking Oakwood Park
- in need of upgrading
- offered with vacant possession and no upward chain
- conveniently positioned, the home is well placed for access to a range of local amenities, schools and transport links, with the A580 East Lancashire Road nearby, providing easy access into Manchester City Centre and surrounding areas
- driveway providing off-road parking for two vehicles, which leads to a detached garage
- while the corner plot offers excellent outdoor space and future potential subject to relevant consent

A fantastic opportunity to acquire this FREEHOLD traditionally built bay-fronted semi-detached family home, constructed circa 1930s, occupying a generous corner plot position with attractive open views overlooking Oakwood Park.

The property is in need of upgrading, offering excellent potential for buyers looking to modernise and add value while creating a superb family home. Offered with vacant possession and no upward chain, the property allows for a straightforward purchase.

Conveniently positioned, the home is well placed for access to a range of local amenities, schools and transport links, with the A580 East Lancashire Road nearby, providing easy access into Manchester City Centre and surrounding areas.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, which leads to a detached garage, while the corner plot offers excellent outdoor space and future potential. subject to relevant consent

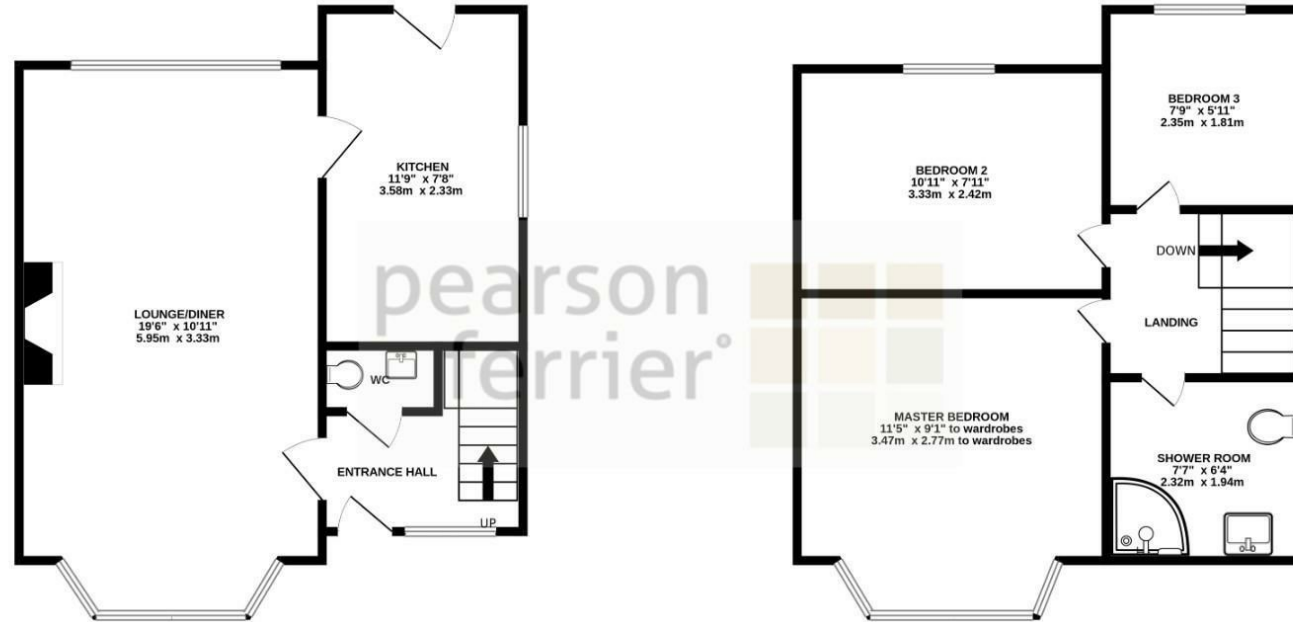
Early viewing is recommended to fully appreciate the location, plot size and potential this property has to offer.





GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

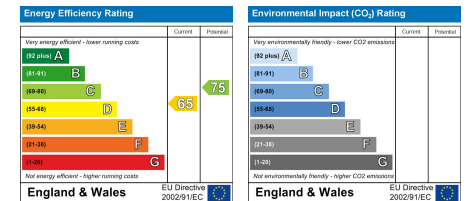
1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 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.

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Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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