BALMER & CO.

SALES & LETTINGS

Wordsworth Road, Swinton, M27 0SN

Offers Over £220,000









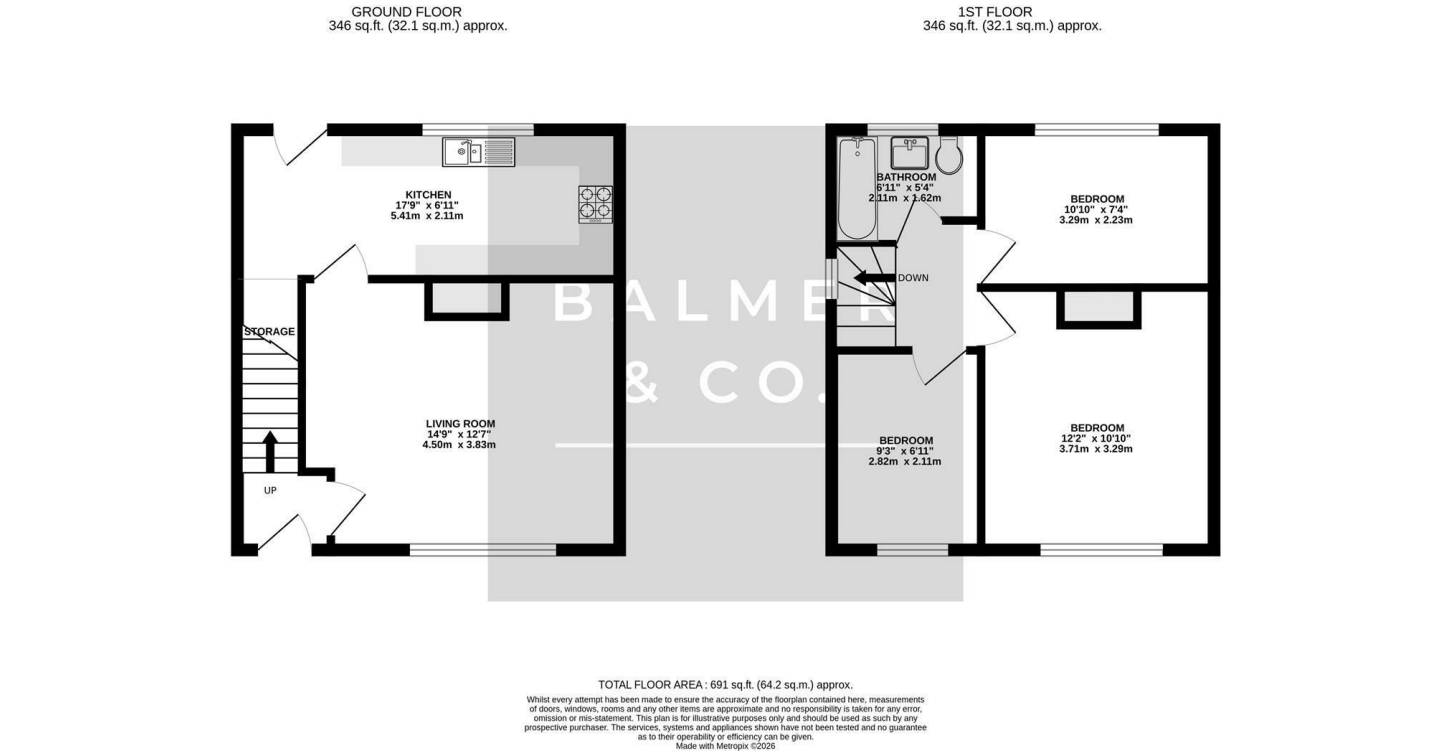






BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom end terraced property, located on Wordsworth Road in Swinton. Well presented throughout and conveniently placed for access to the East Lancashire Road, it would be perfect for those looking to be close to Manchester city centre. The ground floor comprising in brief; entrance, living room and a modern fitted kitchen. To the first floor are three bedrooms, one currently used as an office and a three piece family bathroom suite. Externally the property is elevated to the front with off road parking. To the rear is a split level garden with both lawn and artificial lawned areas. Early viewings highly recommended, all enquiries welcome.

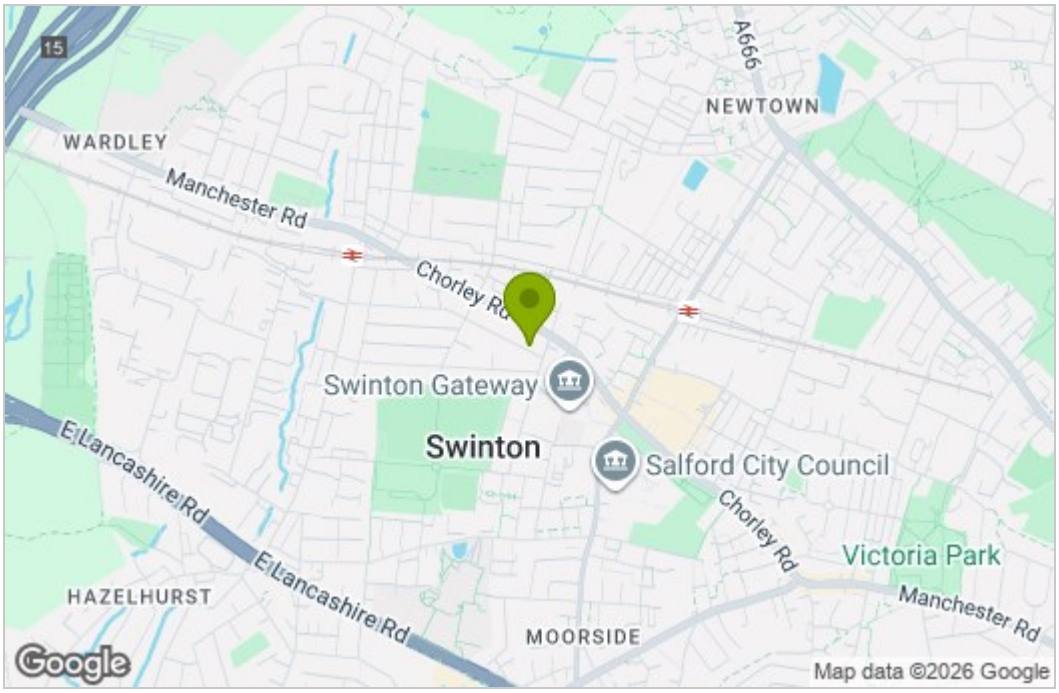
Floor Plan



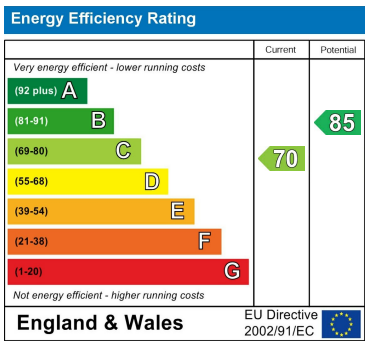
TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

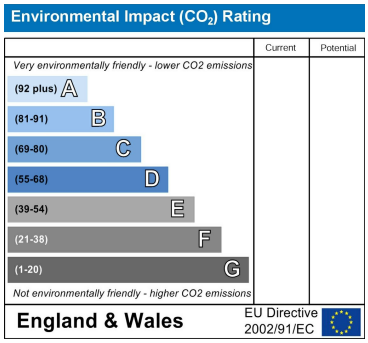
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

63 Market Street, Atherton, Greater Manchester, M46 0DA
Tel: 01942 316062 Email: atherton@balmerandco.co.uk
www.balmerandco.co.uk