

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 56 Dalton Drive

Agecroft, Pendlebury,, Swinton, M27 8UD

**£1,100 Per Month**

Welcome to this immaculately presented mid-terrace house located on Dalton Drive in the desirable area of Swinton, Manchester. This newly refurbished property is perfect for those seeking a modern and comfortable living space.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The property boasts two spacious double bedrooms, ensuring ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this home is the off-road parking, with a driveway accommodating one vehicle, providing convenience and peace of mind. The property also benefits from gardens at the rear, offering a lovely outdoor space for gardening or enjoying the fresh air.

With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment all year round. Additionally, the new roof adds to the overall appeal and security of the property.

Situated in the residential area of Pendlebury, this home is well-connected to local amenities and transport links, making it an ideal choice for families or professionals alike.

### Viewing

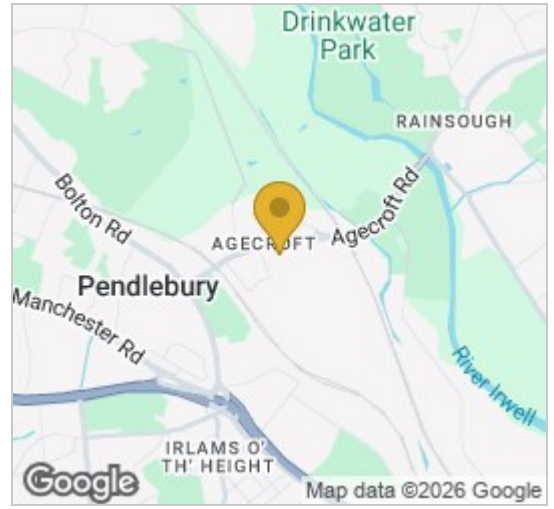
Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



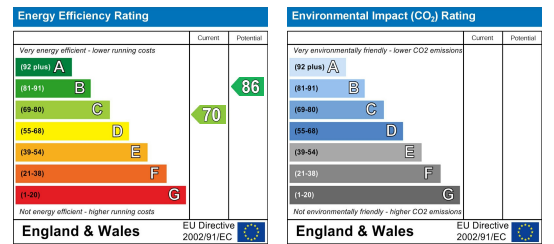
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: [www.murphy-waldron.com](http://www.murphy-waldron.com)**

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199  
Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA  
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS