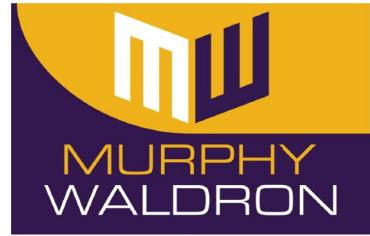


**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



**26 Grosvenor Road  
Swinton, Manchester, M27 5EG**

**Asking Price £320,000**

Nestled in the heart of leafy Grosvenor Road, Swinton, Manchester, Murphy Waldron proudly presents this spacious and charming four-bedroom semi-detached house **FOR SALE**.

Step inside to discover a home that boasts not one, but two generously sized reception rooms, perfect for entertaining guests or simply unwinding after a long day. The convenience of a downstairs WC adds a practical touch to this lovely abode.

The heart of the home, the large kitchen, is a culinary enthusiast's dream, offering ample space to create delicious meals for family and friends. Upstairs, you'll find four inviting bedrooms and a well-appointed family bathroom, ensuring everyone has their own sanctuary.

Outside, the property features gardens both at the front and rear, along with a delightful patio area for al fresco dining or enjoying a morning cup of tea. The off-road parking for two cars, coupled with a garage with internal access, provides a rare convenience in this bustling neighbourhood.

Benefiting from upgraded UPVC windows and gas central heating, this home is not only inviting but also energy-efficient. Whether you're a first-time buyer, a growing family, or someone looking to relocate, this property offers the ideal opportunity to move up the property ladder.

Don't miss out on the chance to make this house your home. Contact us today at 0161 787 9195 or via email at [sales@murphy-waldron.com](mailto:sales@murphy-waldron.com) to learn more or to schedule a viewing.

### **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.



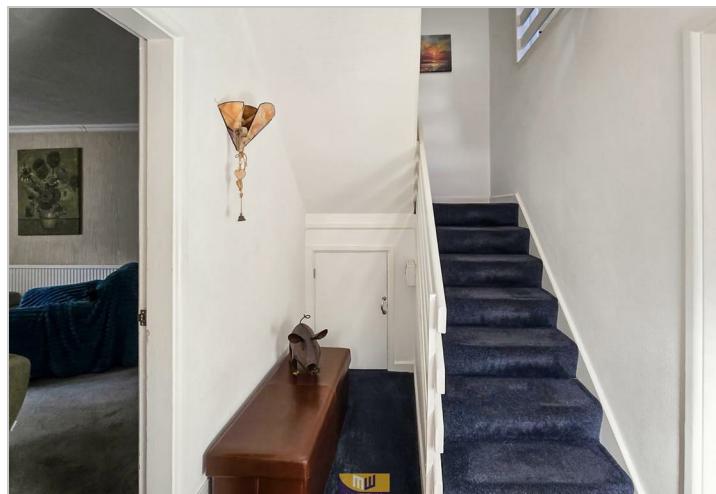
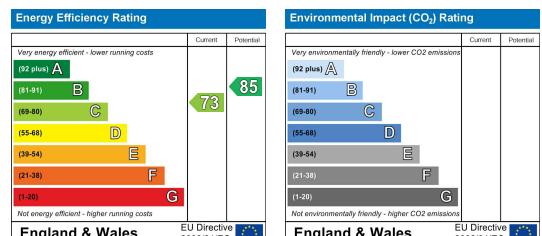
## Floor Plan



## 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 firms 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)**

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