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HERE TO GET *you* THERE

 4  3  2  D

# Houghton Lane, Swinton

£475,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Presented throughout to an exemplary standard with the highest quality of fitments, viewing is an absolute must for this very special 4-bedroom extended semi-detached family home. Located just a 15-minute walk from Monton, the property boasts great transport links and access to fantastic local schools.

Upon entering, you are greeted by an inviting entrance hallway. To the right, there is a snug/study perfect for a home office or relaxation space. To the left, the living room features bay windows that flood the room with natural light. The hallway also leads to the heart of the home: a large open-plan kitchen and dining area.

The kitchen is fitted with a superb range of high gloss units, featuring a stunning central island topped with beautiful marble and an inset sink with an instant hot water unit. This comprehensive kitchen includes two stainless steel ovens, a pull-out warming tray, a larder-style fridge and freezer, a ceramic hob, and a feature glass and chrome extractor. Under-unit lighting and recessed ceiling lighting create a bright and welcoming space, complemented by a marble-tiled floor. A portrait double-glazed window and double-glazed French doors to the rear enhance the light and airy feel, providing a seamless connection to the outdoors. Adjacent to the kitchen is a convenient utility room.

Upstairs, you will find four generously sized bedrooms. The master bedroom includes an en-suite bathroom, while the remaining bedrooms share a modern family bathroom.

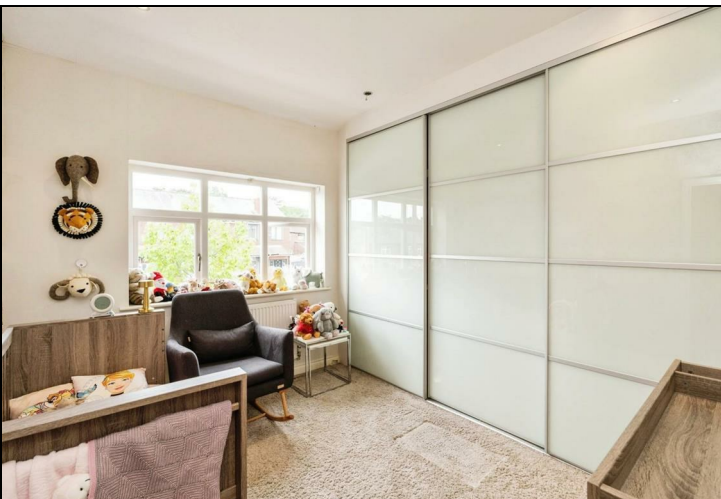
Outside, the landscaped rear garden offers a perfect space for relaxation and entertaining. To the front, there is off-road parking available for multiple vehicles.

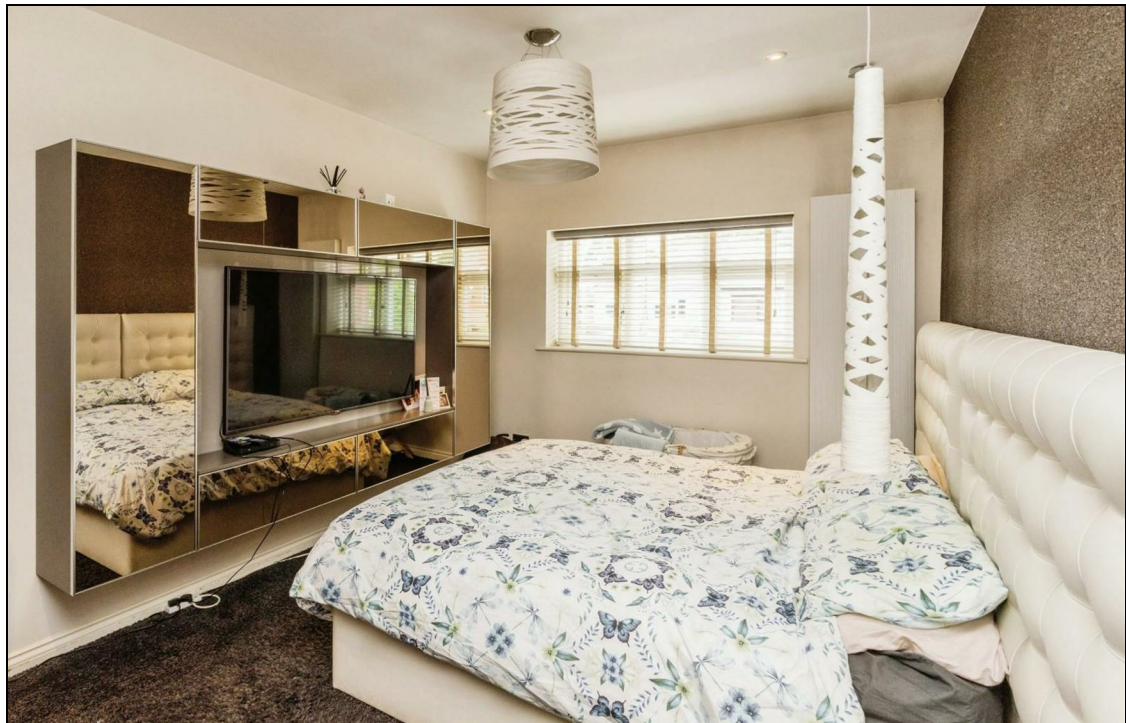
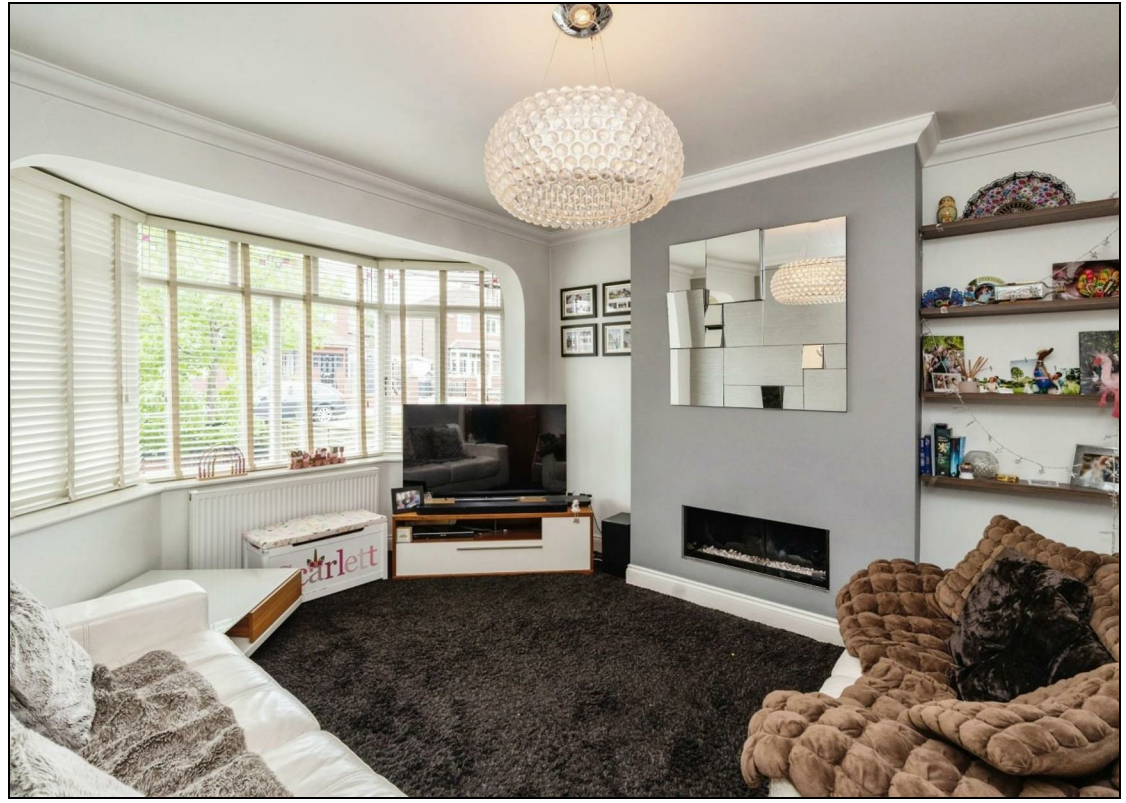
This property truly must be seen to be fully appreciated. With its prime location, high-end finishes, and thoughtful layout, it presents a rare opportunity to acquire a family home of exceptional quality.



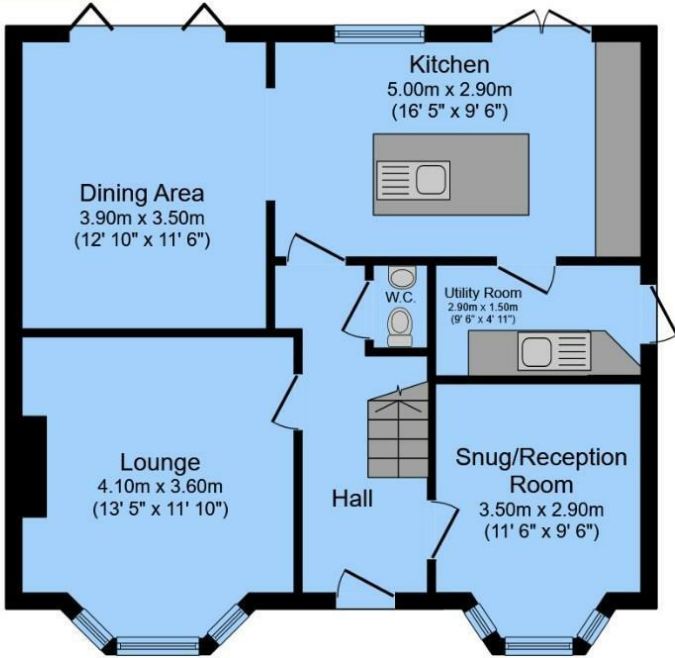
## KEY FEATURES

- 15 MIN WALK TO MONTON
- CATCHMENT AREA FOR LOCAL SCHOOLS
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING
  - EXTENDED
  - STUDY/SNUG
  - EN-SUITE
- FINISHED TO A HIGH STANDARD

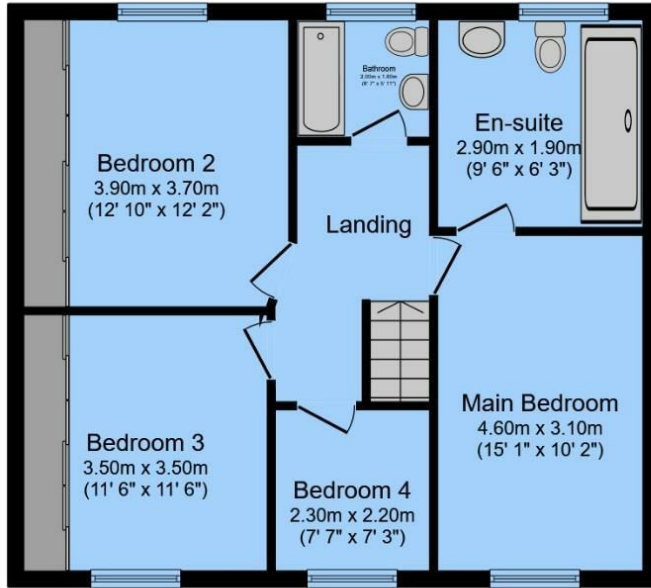








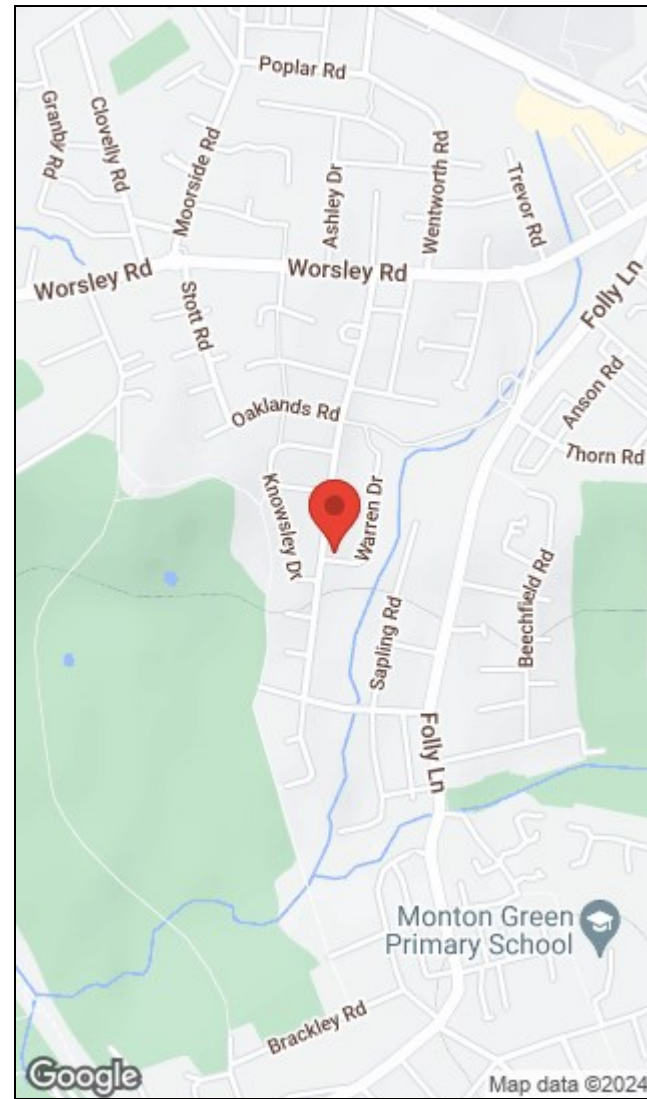
**Ground Floor**



**First Floor**

Total floor area 121.0 m<sup>2</sup> (1,302 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>	<b>81</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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