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4 2 4

Greenbank Avenue, Swinton

£825,000

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Nestled behind secure electric gates in a serene cul-de-sac, this magnificent detached 4-bedroom extended period property radiates character and charm. Located near the highly sought-after Broadoak catchment area and close to local amenities, this residence is situated on an expansive corner plot with breathtaking wrap-around gardens that create an enchanting setting, truly a must-see.

As you step inside, you are welcomed by a gracious hallway leading to a cosy living room on the left, featuring a charming log-burning stove. The hallway seamlessly transitions into a well-equipped kitchen with a delightful breakfast area. Adjacent to the kitchen is a formal dining room that opens into a spacious second reception room, bathed in natural light and boasting another log burner. The ground floor also offers a practical utility room with a W/C and a study, catering to all your family's needs.

Upstairs, the property features four generous double bedrooms, with the master suite enjoying a private en-suite bathroom. Ample storage space is thoughtfully integrated throughout the home, enhancing both functionality and comfort.

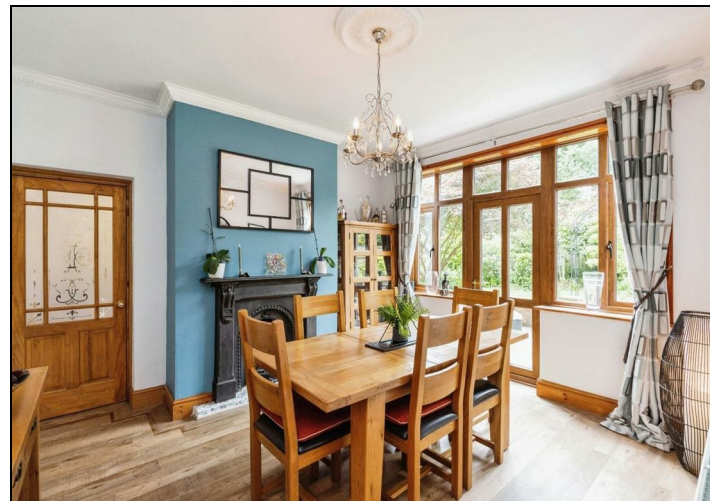
Outside, the property continues to impress with its extensive wrap-around gardens, adorned with mature trees and featuring a summer house complete with a hot tub. Additionally, a large double detached garage provides abundant storage and includes stairs leading to a private gym. The driveway accommodates multiple vehicles, offering ample parking, there is also an electric charging point.

This home masterfully blends period elegance with modern conveniences, creating an idyllic family sanctuary in a prime location.



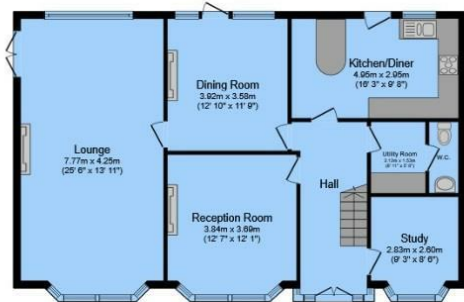
KEY FEATURES

- LARGE CORNER PLOT
- CUL-DE-SAC LOCATION
- GATED PARKING FOR MULTIPLE VEHICLES
- WRAP AROUND PRIVATE GARDEN
 - FOUR DOUBLE BEDROOMS
 - EXTENDED
 - DOUBLE GARAGE
- FOUR RECEPTION ROOMS
 - MOVE IN READY
 - RARE OPPORTUNITY

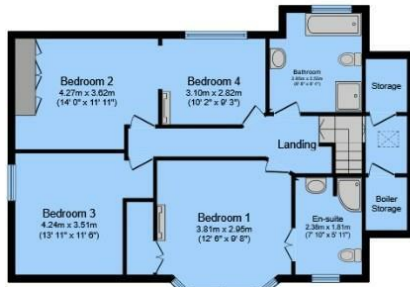




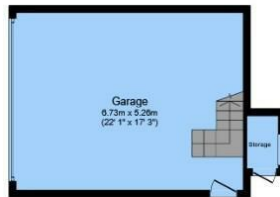




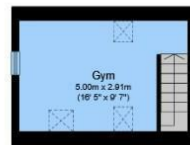
Ground Floor



First Floor



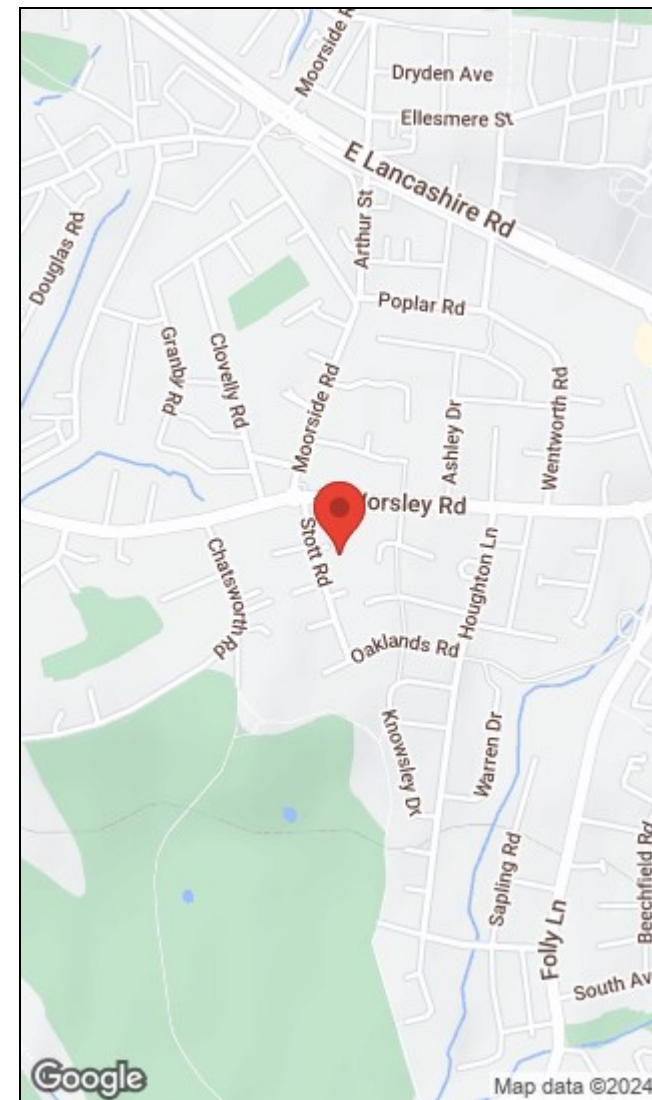
Garage Ground Floor



Garage First Floor

Total floor area 239.4 m² (2,577 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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