



HUNTERS[®]

HERE TO GET *you* THERE



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Manchester Road, Swinton

Offers Over £700,000



This exquisite home offers the perfect blend of local convenience and scenic beauty, with Victoria Park gracing its foreground.

The welcoming porch opens into a grand entrance hall adorned with elegant details such as dado rails, picture rails, and ceiling coving, guiding you to various key areas of the home.

The dining room, featuring a charming bay window overlooking the front, is ideal for family gatherings. A decorative fireplace and ceiling coving enhance its traditional elegance. Half-glazed double doors lead to the expansive lounge, a cosy retreat with large picture windows that fill the room with natural light.

Adjacent to the lounge, a versatile study with a floor-to-ceiling window serves as a perfect home office, library, or creative space. The ground floor also includes a stylish and functional kitchen/diner, equipped with ample wall and base units, a ladder cupboard, and an island with solid wood surfaces. French doors open to the rear garden, seamlessly connecting indoor and outdoor living.

Completing the ground floor is a utility room, fitted for a washing machine, and a guest W.C. The integral garage, accessible via a remote-controlled door, adds daily convenience.

On the first floor, a spindle balustrade staircase leads to a landing. Here, the luxurious master suite awaits, featuring a bay window and a modern ensuite bathroom. Two additional spacious bedrooms on this level boast unique features like picture rails, ceiling coving, and fitted wardrobes. The contemporary family bathroom includes a freestanding roll-top bath, vanity basin, and walk-in shower.

The second floor reveals a magnificent dual-aspect bedroom with panoramic views from its front and side windows. An original fireplace adds charm to this expansive space. The landing also leads to bedroom five, which includes another original fireplace and an en-suite shower.

A self-contained studio flat, with its own entrance hall, provides additional space for guests or older children.

KEY FEATURES

- SOUGHT AFTER LOCATION
- FIVE DOUBLE BEDROOMS
- PERIOD PROPERTY
- SELF CONTAINED ANNEX
- TWO GARAGES
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- LARGE PLOT
- SOUGHT FACING GARDEN
- MUST BE SEEN TO FULLY APPRECIATE





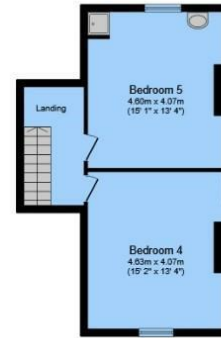




Ground Floor



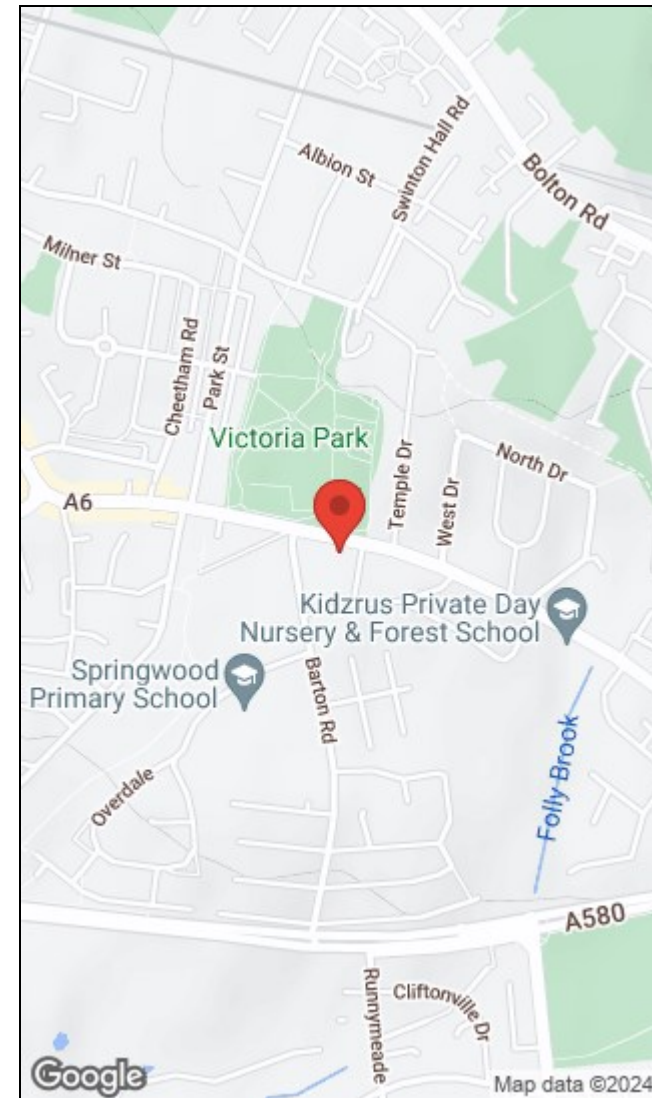
First Floor



Second Floor

Total floor area 322.9 m² (3,476 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	
	69 → 74		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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