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# Thorn Road, Swinton, Manchester, Greater Manchester

## £450,000



This stunning double bay-fronted semi-detached family home is a rare find, combining elegance with expansive living spaces. Immaculately extended and presented, it exudes both style and comfort, making it a perfect fit for modern family life.

As you step inside, you're welcomed by a spacious hallway that sets the tone for the rest of the home. At the front, a beautifully appointed reception room serves as an ideal family or living space, filled with natural light from the bay window. The rear of the property opens up into a vast, open-plan living, dining, and kitchen area—a true heart of the home, designed for both everyday living and entertaining. The modern kitchen, equipped with underfloor heating and rain sensor Velux windows, features elegant French doors that lead out to the garden, effortlessly blending indoor and outdoor spaces. This area flows seamlessly into a second, large reception room, offering additional space for relaxation or gatherings.

Upstairs, the bay-fronted master bedroom is a retreat in itself, featuring a spacious dressing area that can easily be converted back into a fourth bedroom, and a luxurious en-suite shower room. Two more generously sized double bedrooms are situated at the front and rear of the property, accompanied by a sleek, contemporary family bathroom.

Outside, the property is equally impressive. The front offers ample driveway parking for multiple vehicles, while the rear boasts a large, private, south-facing garden that has been meticulously landscaped. The paved patio area provides the perfect setting for al fresco dining and relaxation.

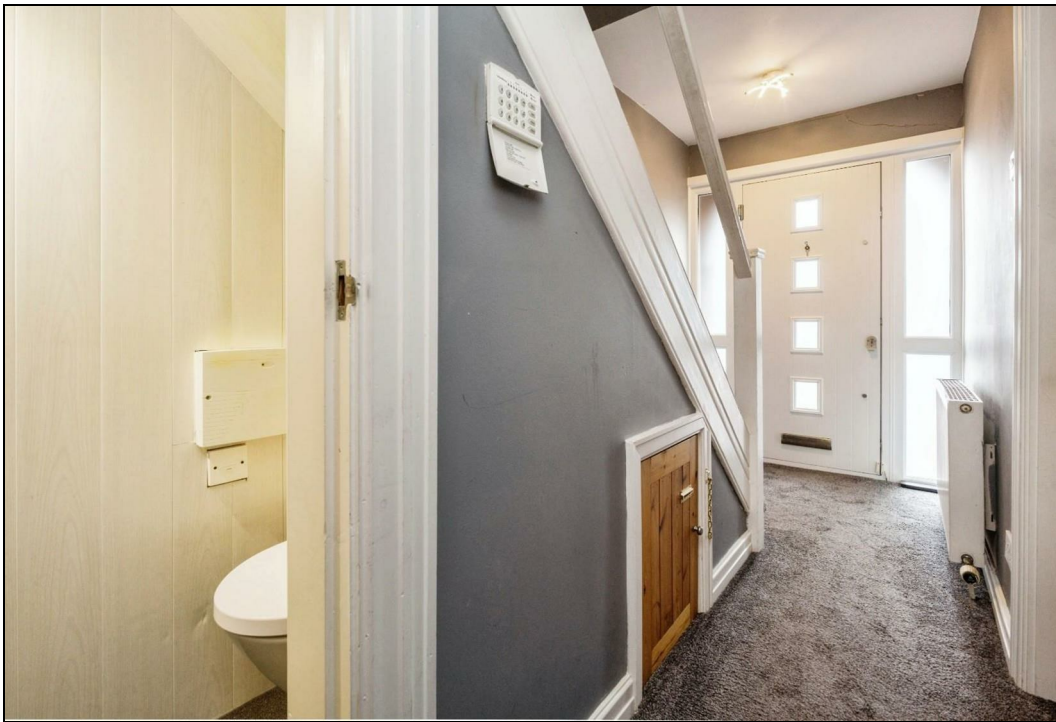
Located in the sought-after South Swinton area, this home is just a short walk from the charming Monton Village, accessible via the newly upgraded Swinton/Monton loop line. Ideal for those who appreciate scenic walks and access to green spaces, this home offers the perfect blend of tranquility and convenience. Don't miss your chance to make this exceptional property your own!

## KEY FEATURES

- DOUBLE BAY FRONTED
  - EN-SUITE
- PRIVATE SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - EXTENDED
- OPEN PLAN KITCHEN/DINING
- TWO RECEPTION ROOMS
  - NO CHAIN
  - MOVE IN READY



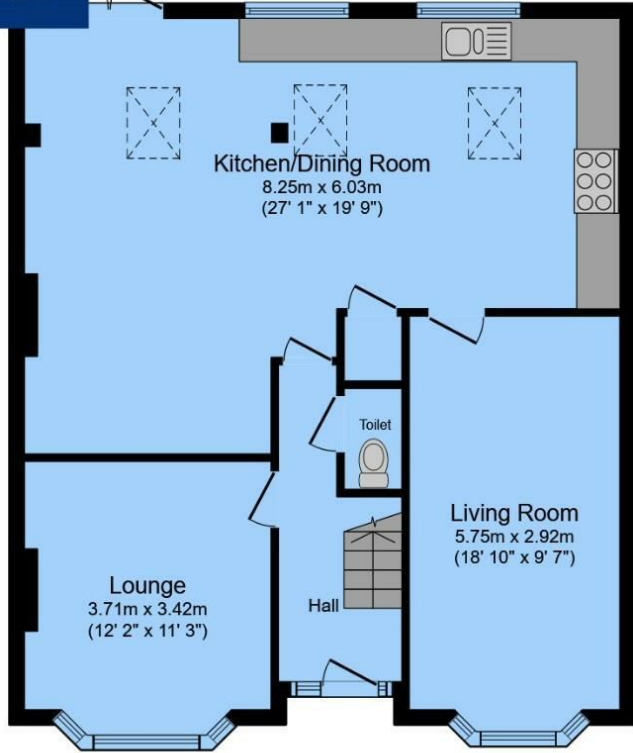




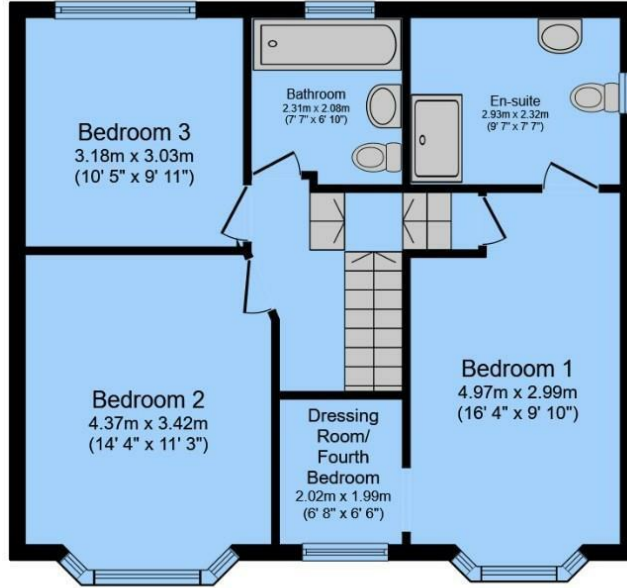








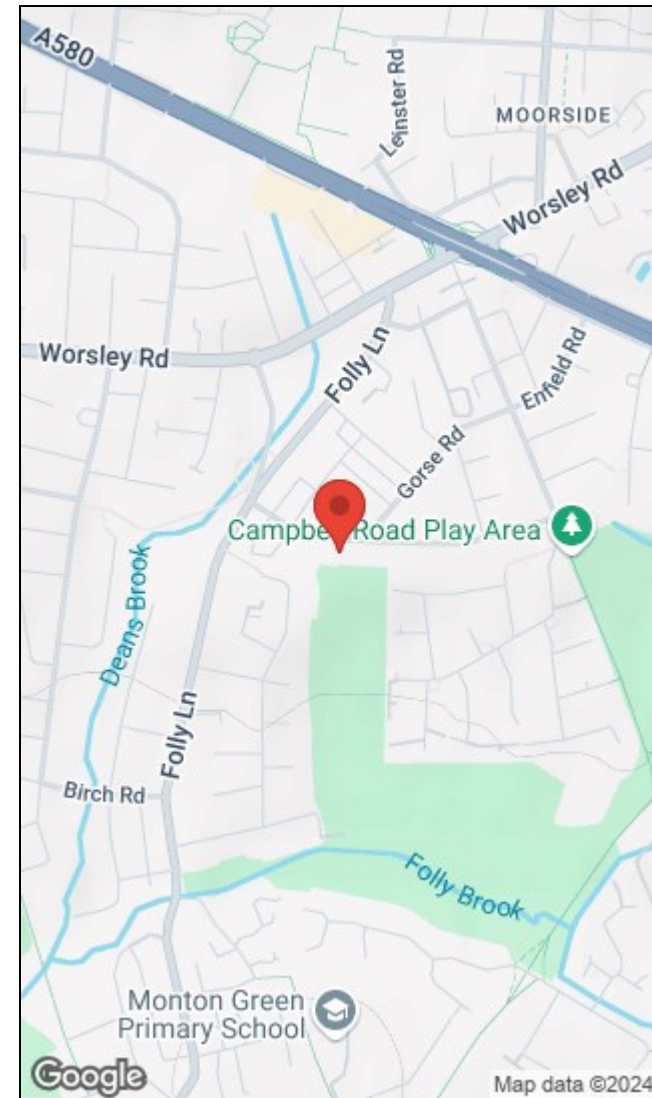
**Ground Floor**



**First Floor**

Total floor area 140.7 m<sup>2</sup> (1,515 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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