



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Kilcoby Avenue, Manchester, M27 8AE

Offers Over £300,000

FOUR BEDROOM TOWNHOUSE NOT TO BE MISSED

Nestled in the charming area of Kilcoby Avenue, Swinton, Manchester, this delightful terraced home offers a perfect blend of space and comfort across three well-appointed floors. With four spacious bedrooms and two modern bathrooms, this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a generous reception room that flows seamlessly into a bright conservatory, providing an inviting space for relaxation or entertaining guests. The ground floor also features a convenient WC and a well-equipped kitchen, making daily living both practical and enjoyable.

The first floor boasts three comfortable bedrooms, complemented by a stylish bathroom, ensuring ample space for family members or guests. Ascending to the top floor, you will discover a large bedroom complete with an ensuite bathroom, offering a private retreat for the homeowners.

Outside, the property benefits from a private rear garden, perfect for outdoor activities or simply unwinding in a tranquil setting. Additionally, a private car park at the rear adds to the convenience of this lovely home.

This property is not only well-located but also thoughtfully designed to cater to modern living. With its ample space and desirable features, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

Kilcoby Avenue, Manchester, M27 8AE

Offers Over £300,000



- Tenure Freehold
- Off Road Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes

- Council Tax Band D
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential

- EPC Rating C
- Two Spacious Reception Rooms
- Garden Space To The Front And Rear Of property

Ground Floor

Entrance

Composite door to hall.

Hall

15'9 x 6'5 (4.80m x 1.96m)

Coving, central heating radiator, part panelled elevation, doors to WC, kitchen and reception room one, stairs to first floor and part wood effect flooring.

WC

5'4 x 3 (1.63m x 0.91m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, part tiled elevation and laminate flooring.

Reception Room One

16'1 x 10'2 (4.90m x 3.10m)

Coving, central heating radiator, television point, UPVC double glazed French doors to reception room two/sun room and wood effect flooring.

Reception Room Two/Sun Room

16'1 x 13'8 (4.90m x 4.17m)

UPVC double glazed windows, central heating radiator, PVC to ceiling, UPVC double glazed French doors to rear garden and laminate flooring.

Kitchen

13'8 x 9'2 (4.17m x 2.79m)

UPVC double glazed window, central heating radiator, wall and base units, marble effect work tops and splash back, oven in a high rise unit, four ring electric hob, extractor hood, composite sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, dryer and marble effect flooring.

First Floor

Landing

Coving, doors to three bedrooms, bathroom, storage and stairs to second floor.

Bedroom Two

11'1 x 9'2 (3.38m x 2.79m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Four

7'7 x 6'7 (2.31m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 7'8 (1.93m x 2.34m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead shower, part tiled elevation and tiled effect flooring.

Second Floor

Bedroom One

14'9 x 12'7 (4.50m x 3.84m)

UPVC double glazed window, central heating radiator, doors to storage and en suite.

Ensuite

6'7 x 8'1 (2.01m x 2.46m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation and vinyl flooring.

External

Front

Laid to lawn garden, bedding areas, mature shrubs and path to front entrance door.

Rear

Enclosed paved rear garden with gate to shared access road and access to off road parking.



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