



74 Kilcoby Avenue, Swinton

Manchester



In Excess of £300,000

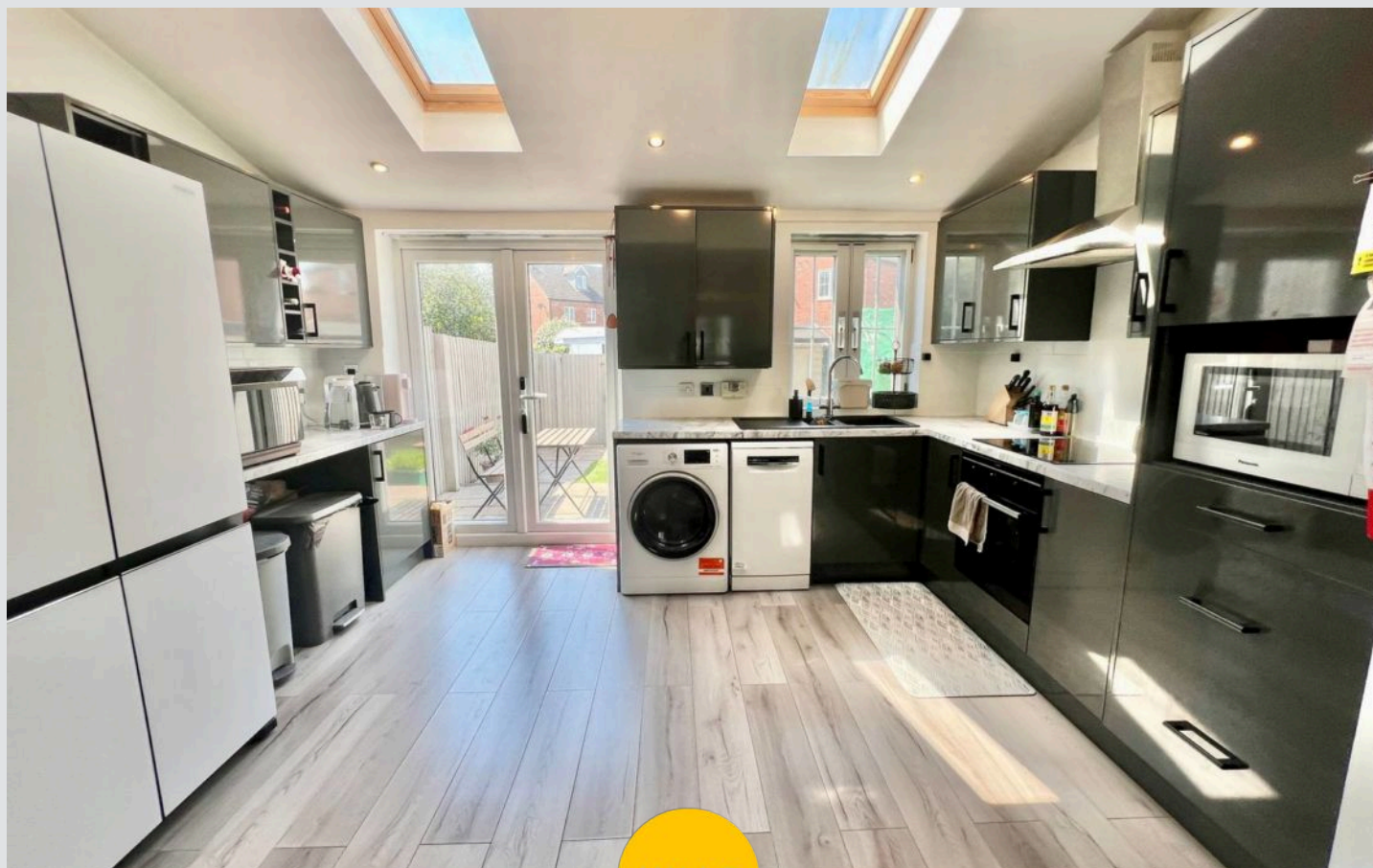
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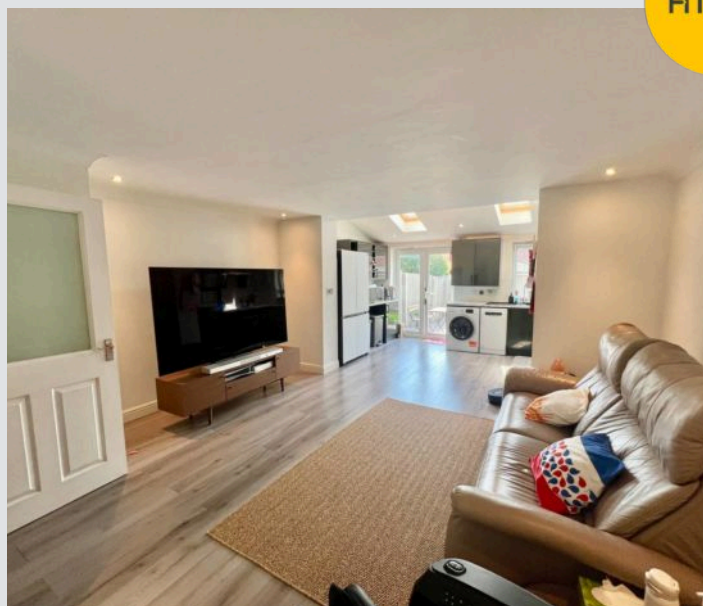
* A STUNNING MODERN HOME * MUST BE SEEN TO BE FULLY APRECIATED * EXTENDED TO THE REAR AND offering an ABUNDANCE OF SPACE. This FABULOUS HOME, SPREAD OVER 3 FLOORS features 4 GENEROUS BEDROOMS, 3 BATHROOMS, and a BEAUTIFULLY PRESENTED OPEN-PLAN ground floor with Council Tax band: D

Tenure: Freehold

- SPACIOUS MODERN TOWNHOUSE WITH ACCOMODATION OVER 3 FLOORS
- EXTENDED TO THE REAR
- POSITIONED ON THE DESIRABLE AGECROFT HALL ESTATE
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- 4 GENEROUS BEDROOMS
- 3 BATHROOMS
- WELL MAINTAINED GARDENS
- ALLOCATED PARKING TO THE REAR OF THE PROPERTY



HILLS



Hall

Dimensions: 14' 9" x 6' 6" (4.5m x 1.98m).

WC

Dimensions: 6' 3" x 3' 3" (1.9m x 1.0m).

Lounge area

Dimensions: 14' 9" x 14' 9" (4.5m x 4.5m).

Dining area

Dimensions: 11' 6" x 8' 2" (3.5m x 2.5m).

Kitchen

Dimensions: 14' 9" x 9' 2" (4.5m x 2.8m).

Landing

Dimensions: 10' 10" x 6' 7" (3.3m x 2.0m).

Bedroom 1

Dimensions: 26' 7" x 14' 9" (8.1m x 4.5m).

En-suite

Dimensions: 6' 3" x 6' 3" (1.9m x 1.9m).

Landing

Dimensions: 10' 10" x 6' 7" (3.3m x 2.0m).

Bedroom 2

Dimensions: 12' 2" x 8' 2" (3.7m x 2.5m).

Bedroom 3

Dimensions: 10' 2" x 8' 2" (3.1m x 2.5m).

Bedroom 4

Dimensions: 8' 10" x 6' 7" (2.7m x 2.0m).

Bathroom

Dimensions: 6' 7" x 6' 3" (2.0m x 1.9m).





HILLS











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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.