



HUNTERS[®]

HERE TO GET *you* THERE



Kingsway, Swinton, Salford

£335,000

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A beautifully presented and thoughtfully extended semi-detached family home, finished to a high standard throughout and ready to move straight into. Situated on the ever-popular Kingsway, this is an ideal home for families looking for space, style, and convenience.

The property is perfectly positioned close to a range of local amenities, excellent schools, and superb transport links into Manchester City Centre, Salford Quays, MediaCity, and beyond.

To the ground floor, the accommodation comprises a porch leading into a welcoming entrance hallway, a spacious bay-fronted dining room, and a bright and airy lounge with French doors opening out onto the rear garden. The modern kitchen is beautifully fitted with a range of high-spec appliances, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with a stylish bay window, along with a contemporary family bathroom.

Externally, the property benefits from off-road parking for multiple vehicles and a garage. To the rear is a private, well-maintained garden, mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining.

A fantastic opportunity to acquire a stylish, turn-key family home in a highly sought-after location.

KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
 - THREE BEDROOMS
 - EXTENDED KITCHEN
- UTILITY ROOM WITH DOWNSTAIRS
W/C
- LANDSCAPED REAR GARDEN
 - GARAGE
- TWO RECEPTION ROOMS
- MUST BE SEEN TO FULLY APPRECIATE



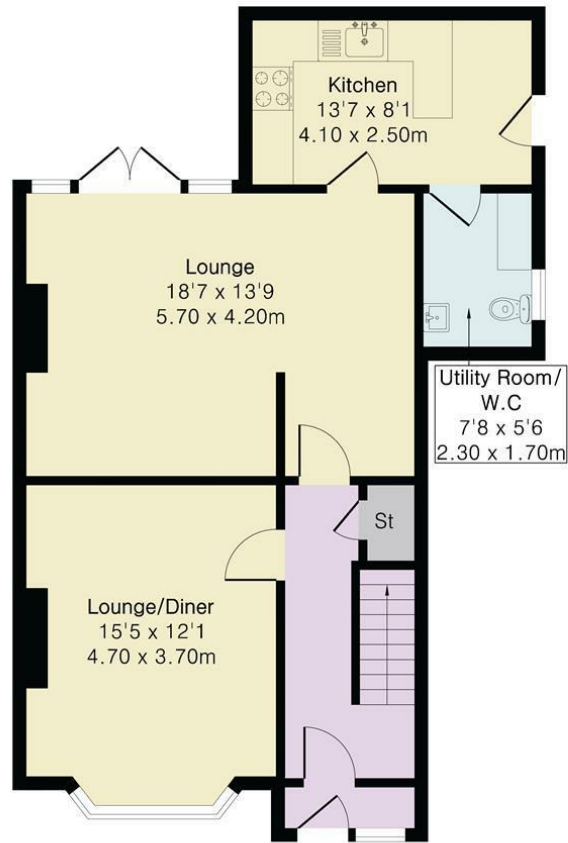




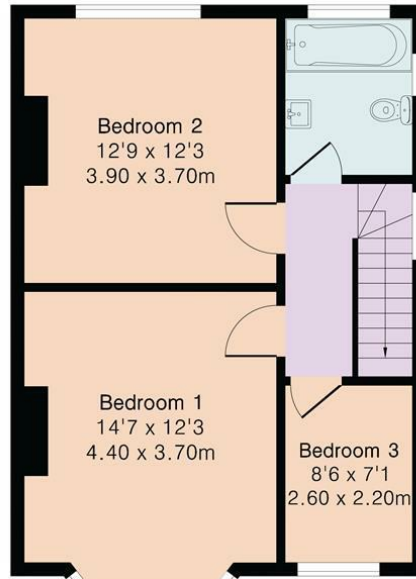
Approximate Gross Internal Area 1161 sq ft - 108 sq m

Ground Floor Area 682 sq ft – 63 sq m

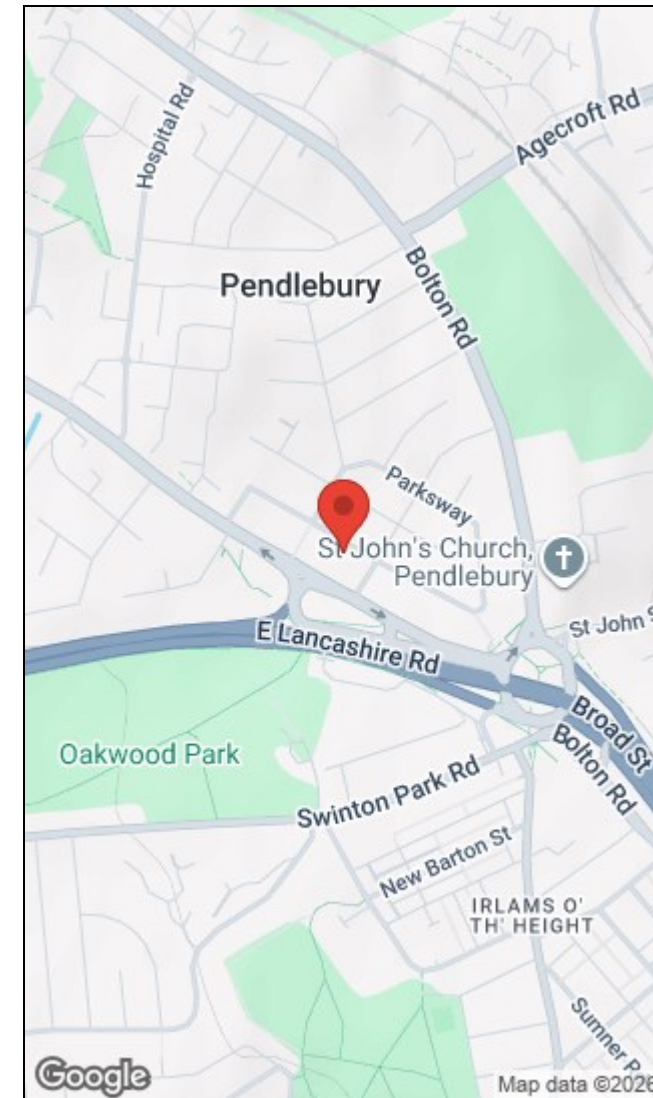
First Floor Area 479 sq ft – 45 sq m



Ground Floor



First Floor



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			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
 worsley@hunters.com | www.hunters.com



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