



36 Kilcoby Avenue, Swinton

Manchester



In Excess of £550,000

36 Kilcoby Avenue

Swinton, Manchester

* A STUNNING, MODERN, DETACHED FAMILY HOME! *
BEAUTIFULLY PRESENTED inside & out, this FABULOUS property really MUST BE SEEN TO BE APPRECIATED!
Offering an ABUNDANCE OF SPACE, the property features 4 GENEROUS DOUBLE BEDROOMS, 2 EN-SUITES, and a family bathroom to the first floor, whilst the...

Council Tax band: F

Tenure: Freehold

- A STUNNING MODERN DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED TO A HIGH STANDARD THROUGHOUT
- 4 GENEROUS DOUBLE BEDROOMS
- 4 MODERN BATHROOMS, INCLUDING 2 EN-SUITES, FAMILY BATHROOM, AND A DOWNSTAIRS W.C
- DETACHED DOUBLE GARAGE (CURRENTLY USED AS A GYM), AND OFF-ROAD PARKING FOR MULTIPLE CARS
- WELL MAINTAINED GARDENS
- FABULOUS MODERN KITCHEN & DINING AREA
- 2 SPACIOUS RECEPTION ROOMS
- IDEALLY LOCATED ON THE DESIRABLE AGECROFT HALL DEVELOPMENT



Hallway

18' 8" x 8' 2" (5.70m x 2.50m)

Reception 1

24' 7" x 11' 6" (7.50m x 3.50m)

Reception 2

14' 9" x 10' 6" (4.50m x 3.20m)

Kitchen

23' 4" x 15' 1" (7.10m x 4.60m)

WC

5' 7" x 4' 3" (1.70m x 1.30m)

Landing

12' 2" x 9' 6" (3.70m x 2.90m)

Bedroom 1

15' 1" x 12' 2" (4.60m x 3.70m)

Bedroom 2

11' 6" x 10' 10" (3.50m x 3.30m)

Bedroom 3

11' 6" x 9' 6" (3.50m x 2.90m)

Bedroom 4

10' 10" x 9' 6" (3.30m x 2.90m)

Bathroom

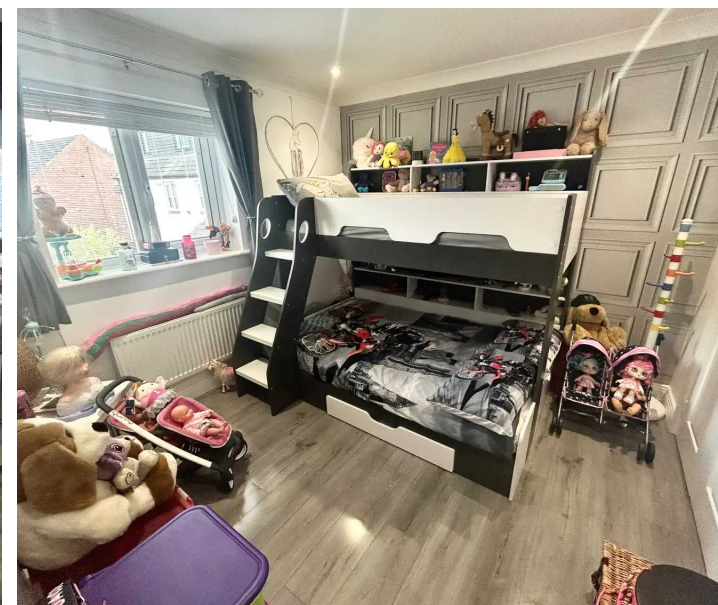
9' 6" x 6' 3" (2.90m x 1.90m)

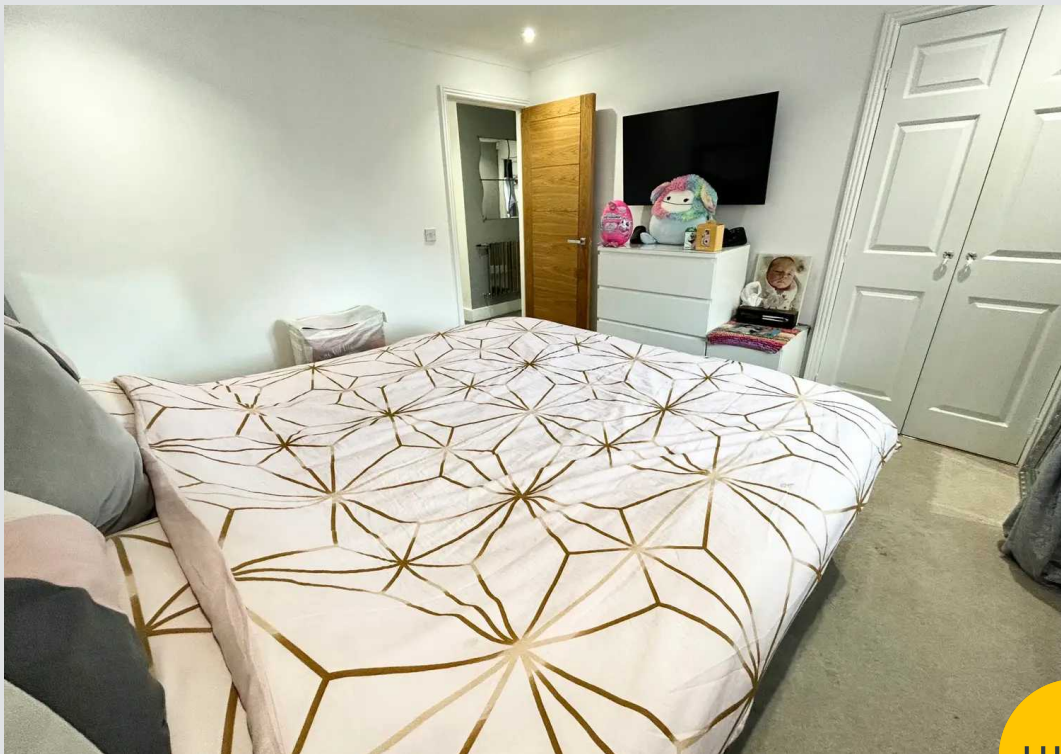
En-suite 1

9' 6" x 7' 7" (2.90m x 2.30m)

En-suite 2

7' 7" x 6' 3" (2.30m x 1.90m)





HILLS









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