74 Kilcoby Avenue, Swinton

Manchester

HILLS

In Excess of **£290,000**

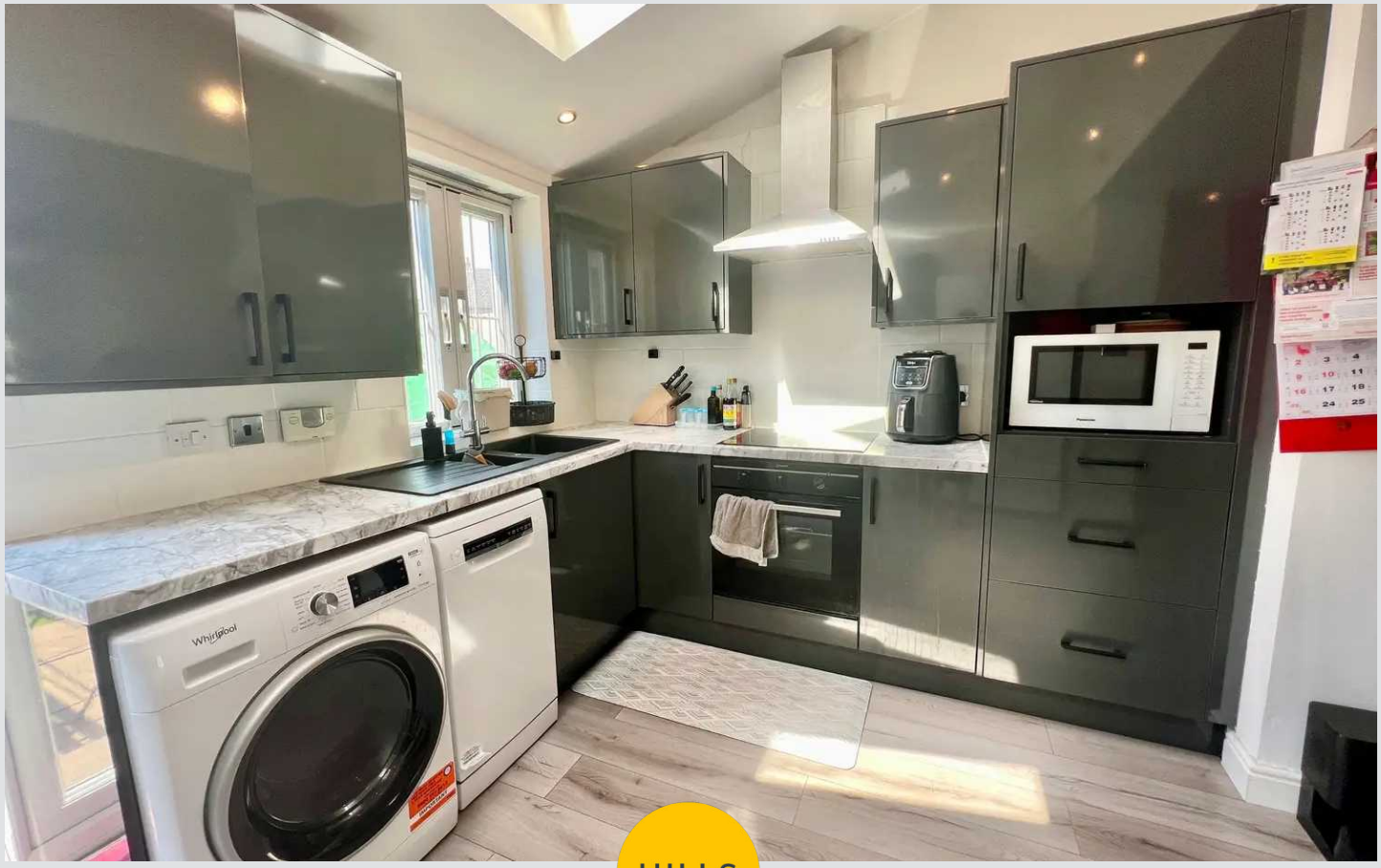
74 Kilcoby Avenue

Swinton, Manchester

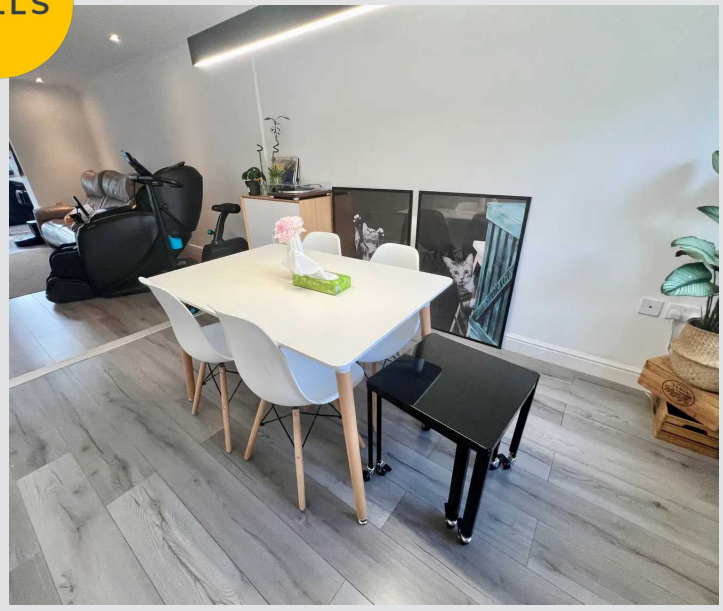
* A STUNNING MODERN HOME * MUST BE SEEN TO BE FULLY APRECIATED * EXTENDED TO THE REAR & offering an ABUNDANCE OF SPACE, this FABULOUS HOME, SPREAD OVE...
Council Tax band: D

Tenure: Freehold

- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- EXTENDED TO THE REAR
- 3 BATHROOMS
- SPACIOUS MODERN HOME SPREAD OVER 3 FLOORS
- PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE
- 4 GENEROUS BEDROOMS
- POSITIONED ON THE DESIRABLE AGECROFT HALL ESTATE
- WELL MAINTAINED GARDENS



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).

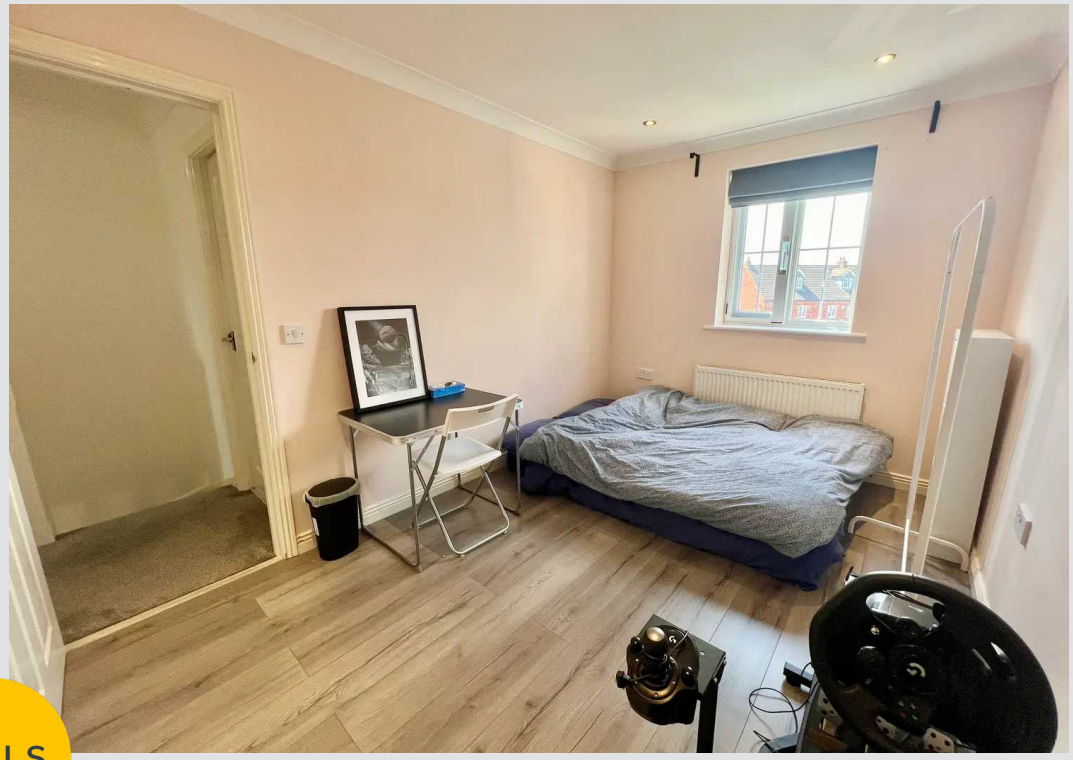
Landing
Dimensions: 10' 10" x 6' 7" (3.3m x 2.0m).

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).

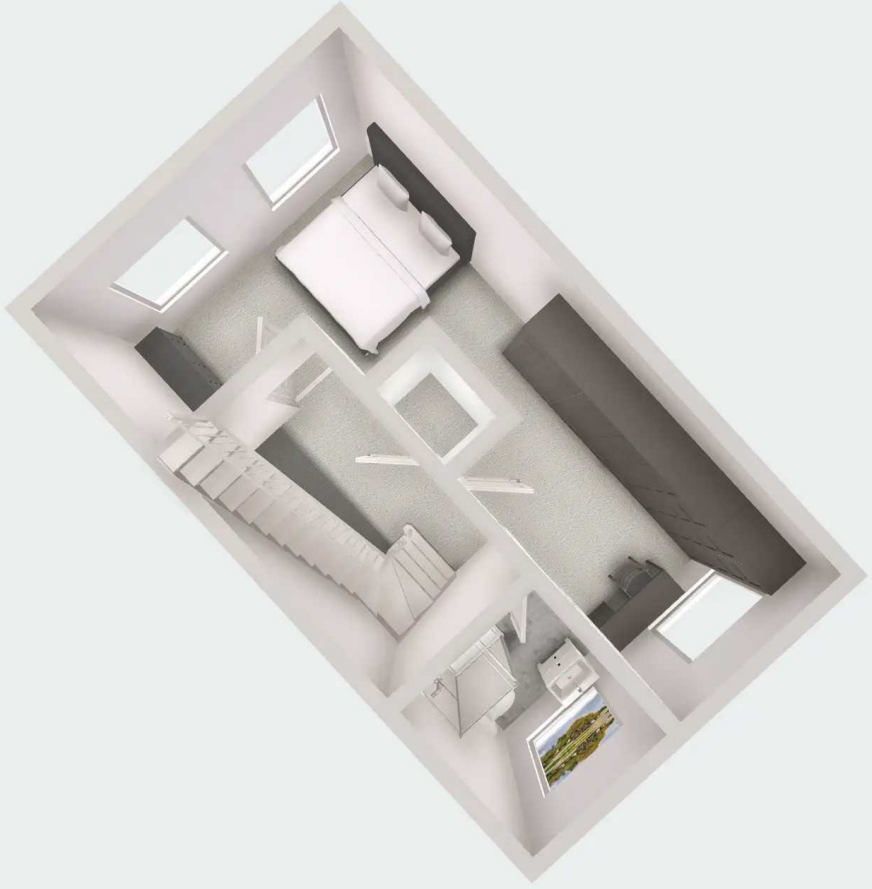
Bathroom
Dimensions: 6' 7" x 6' 3" (2.0m x 1.9m).

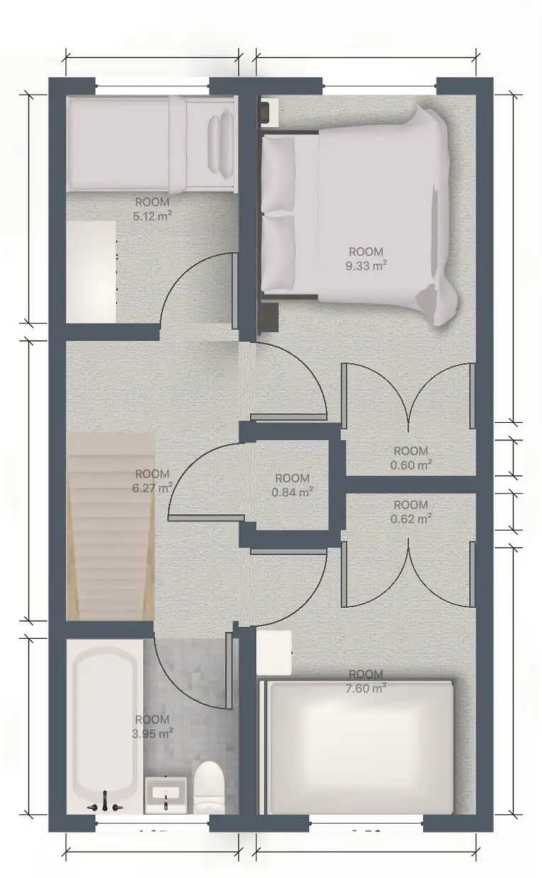


HILLS

ROOM
13.6 m²
ROOM
0.74 m²
ROOM
4.24 m²
ROOM
8.14 m²
ROOM
1.38 m²

ROOM
21.7 m²
ROOM
6.79 m²
ROOM
0.84 m²
ROOM
4.14 m²




ROOM
5.12 m²
ROOM
9.33 m²
ROOM
6.27 m²
ROOM
0.84 m²
ROOM
0.60 m²
ROOM
0.62 m²
ROOM
7.60 m²
ROOM
3.95 m²

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