



40 Bolbury Crescent, Swinton

Manchester



In Excess of £425,000

40 Bolbury Crescent

Swinton, Manchester

* CHAIN FREE * STUNNING MODERN FAMILY HOME *

Ideally located on the DESIRABLE AGECROFT HALL DEVELOPMENT, this FABULOUS MODERN DETACHED HOME features 4 GENEROUS BEDROOMS, a family bathroom, and EN-SU..

Council Tax band: E

Tenure: Freehold

- CHAIN FREE
- DETACHED MODERN FAMILY HOME
- 4 GENEROUS BEDROOMS
- SPACIOUS LOUNGE + CONSERVATORY
- STUNNING MODERN KITCHEN & DINING ROOM + UTILITY ROOM
- MODERN BATHROOM, EN-SUITE, AND DOWNSTAIRS W.C
- BEAUTIFULLY PRESENTED GARDEN WITH ARTIFICIAL LAWN, PLANTED BORDERS, AND DECKED SEATING AREA
- DETACHED GARAGE (CURRENTLY USED AS A STUDIO), AND DRIVEWAY FOR 2 CARS
- DESIRABLE AGECROFT HALL LOCATION
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



Hallway

12' 2" x 6' 7" (3.70m x 2.00m)

WC

5' 3" x 3' 3" (1.60m x 1.00m)

Kitchen/Dining Room

19' 8" x 11' 10" (6.00m x 3.60m)

Living room

19' 8" x 11' 2" (6.00m x 3.40m)

Conservatory

12' 6" x 8' 10" (3.80m x 2.70m)

Utility Room

6' 3" x 5' 11" (1.90m x 1.80m)

Landing

12' 6" x 9' 10" (3.80m x 3.00m)

Bedroom 1

11' 10" x 11' 6" (3.60m x 3.50m)

En-suite

7' 3" x 4' 11" (2.20m x 1.50m)

Bedroom 2

11' 10" x 9' 10" (3.60m x 3.00m)

Bedroom 3

9' 10" x 9' 2" (3.00m x 2.80m)

Bedroom 4

10' 6" x 7' 10" (3.20m x 2.40m)

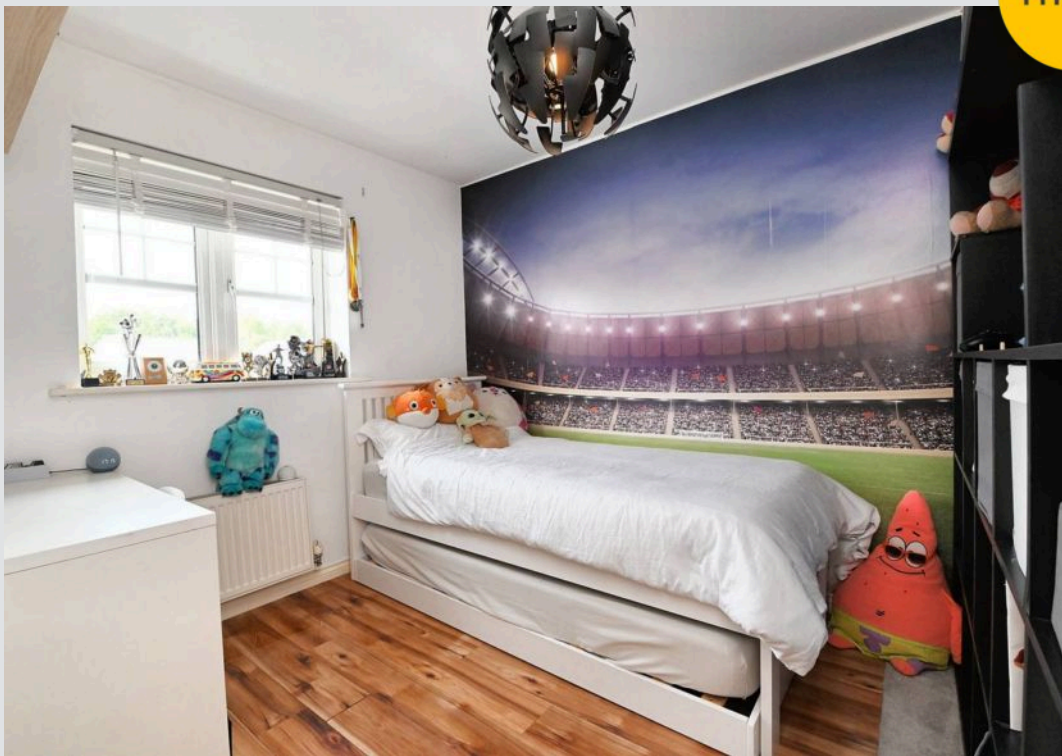
Bathroom

8' 6" x 6' 7" (2.60m x 2.00m)





HILLS







Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



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