



67 Bolbury Crescent, Swinton

Manchester

HILLS

Offers in Region of £400,000

67 Bolbury Crescent

Swinton, Manchester

* CHAIN FREE * Ideally positioned on the DESIRABLE AGECROFT HALL ESTATE, this FANTASTIC MODERN FAMILY HOME features 4 GENEROUS BEDROOMS, an EN-SUITE, and FAMILY BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, 3 RECEPTION ROOMS, and a fitted kitchen & dining room. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from WELL-MAINTAINED GARDENS, as well as a DETACHED GARAGE & OFF-ROAD PARKING. Situated close to many local amenities, excellent transport links, and Clifton Country Park, COULD THIS BE THE PERFECT HOME FOR YOUR FAMILY? CALL US NOW TO BOOK A VIEWING!

Council Tax band: E

Tenure: Freehold

- CHAIN FREE
- DETACHED FAMILY HOME
- 4 GENEROUS BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS, INCLUDING AN EN-SUITE & DOWNSTAIRS W.C
- POSITIONED ON THE DESIRABLE AGECROFT HALL ESTATE
- DETACHED GARAGE & OFF-ROAD PARKING
- WELL-MAINTAINED GARDEN
- IDEALLY SITUATED CLOSE TO MANY LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS, AND CLIFTON COUNTRY PARK



Hallway

18' 1" x 5' 11" (5.50m x 1.80m)

WC

6' 7" x 3' 3" (2.00m x 1.00m)

Lounge

15' 1" x 14' 5" (4.60m x 4.40m)

Reception Room

13' 1" x 7' 10" (4.00m x 2.40m)

Kitchen

17' 5" x 8' 10" (5.30m x 2.70m)

Dining Room

11' 6" x 8' 10" (3.50m x 2.70m)

Landing

4' 7" x 5' 11" (1.40m x 1.80m)

Bedroom One

5' 11" x 5' 7" (1.80m x 1.70m)

Ensuite

5' 11" x 5' 7" (1.80m x 1.70m)

Bedroom Two

15' 1" x 7' 10" (4.60m x 2.40m)

Bedroom Three

12' 2" x 8' 6" (3.70m x 2.60m)

Bedroom Four

12' 2" x 8' 6" (3.70m x 2.60m)

Bathroom

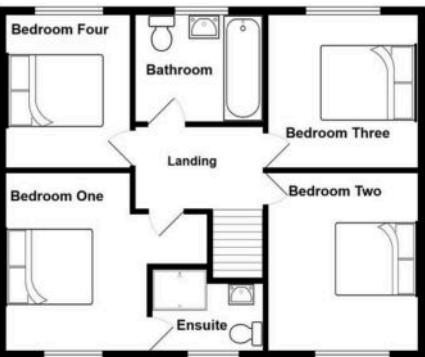
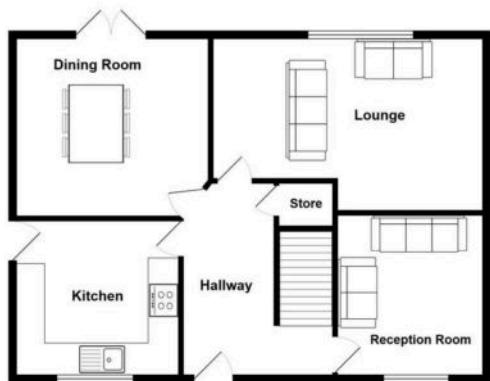
7' 7" x 5' 11" (2.30m x 1.80m)





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Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



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.