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43 Kilcoby Avenue, Swinton

Manchester



In Excess of £400,000

# 43 Kilcoby Avenue

Swinton, Manchester

\* A FANTASTIC MODERN, DETACHED FAMILY HOME! \*  
BEAUTIFULLY PRESENTED inside & out, this SPACIOUS PROPERTY features 4 GENEROUS BEDROOMS, an EN-SUITE, and a family bathroom to the first floor, whilst the ground floor comprises of a porch & entrance hallway, W.C, 3 RECEPTION ROOMS, and a RECENTLY FITT..

Council Tax band: D

Tenure: Freehold

- FANTASTIC MODERN DETACHED FAMILY HOME
- 4 GENEROUS BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS, INCLUDING AN EN-SUITE & DOWNSTAIRS W.C
- BEAUTIFUL FITTED MODERN KITCHEN
- DETACHED GARAGE & OFF-ROAD PARKING
- WELL-MAINTAINED GARDENS
- IDEALLY LOCATED ON THE DESIRABLE AGECROFT HALL DEVELOPMENT
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- FREEHOLD PROPERTY



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**Hallway**

14' 5" x 6' 3" (4.40m x 1.90m)

**WC**

4' 7" x 2' 11" (1.40m x 0.90m)

**Reception room 1**

12' 2" x 7' 10" (3.70m x 2.40m)

**Reception room 2**

11' 2" x 8' 10" (3.40m x 2.70m)

**Reception room 3**

15' 1" x 14' 9" (4.60m x 4.50m)

**Kitchen**

16' 1" x 8' 10" (4.90m x 2.70m)

**Landing**

10' 6" x 3' 7" (3.20m x 1.10m)

**Bedroom 1**

12' 2" x 11' 10" (3.70m x 3.60m)

**En-suite**

8' 2" x 4' 11" (2.50m x 1.50m)

**Bedroom 2**

12' 10" x 8' 2" (3.90m x 2.50m)

**Bedroom 3**

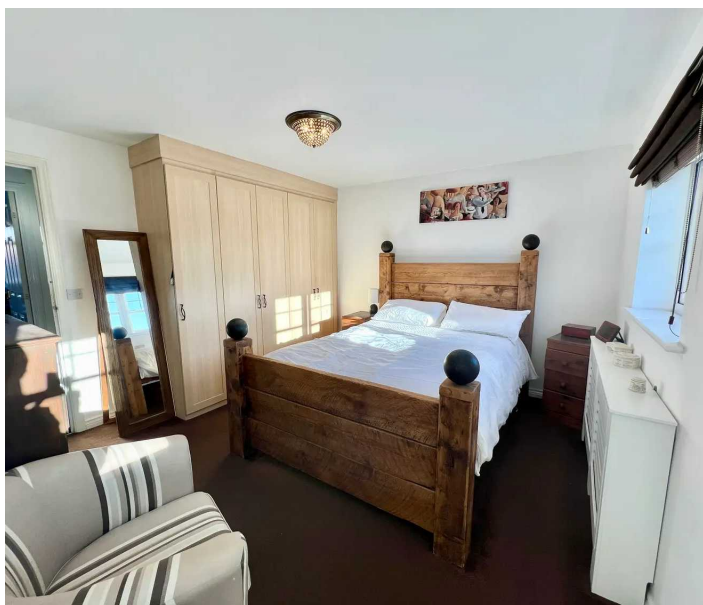
12' 10" x 8' 2" (3.90m x 2.50m)

**Bedroom 4**

8' 10" x 6' 11" (2.70m x 2.10m)

**Bathroom**

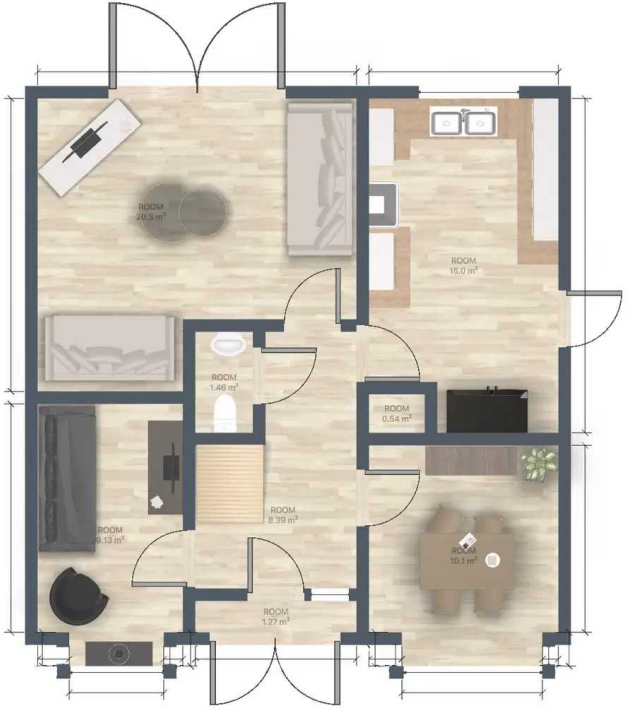
8' 2" x 6' 7" (2.50m x 2.00m)

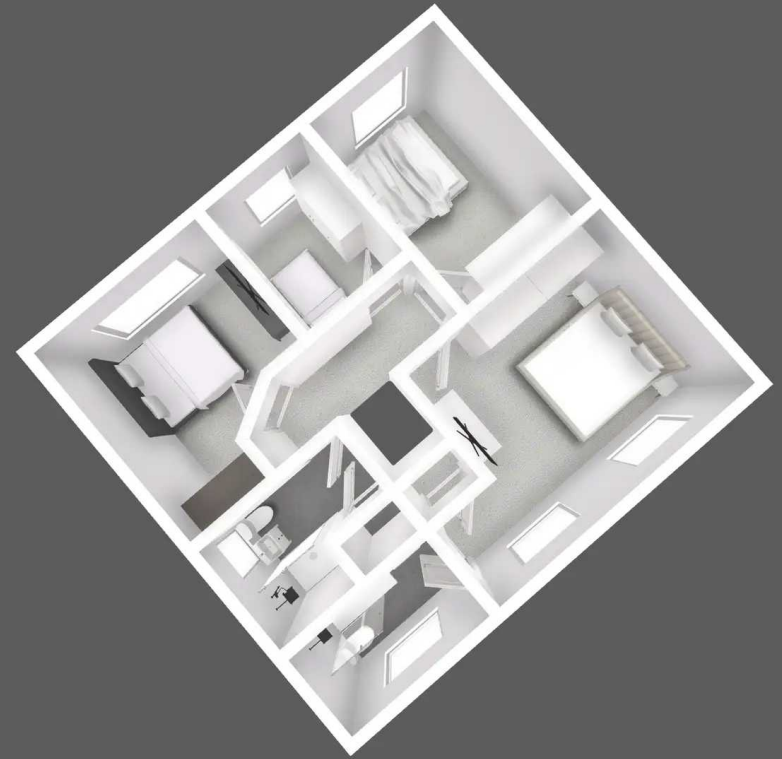




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