



## 71 Kilcoby Avenue

Swinton, Manchester, M27 8AD

**£1,350 Per Month**



Ideally positioned on the HIGHLY DESIRABLE AGECROFT HALL ESTATE and DECEPTIVELY SPACIOUS, this FANTASTIC SEMI DETACHED HOME features 4 GENEROUS BEDROOMS, an EN-SUITE to the master bedroom, and a family bathroom across the upper floors, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway and W.C, family lounge, Conservatory and a FITTED MODERN KITCHEN & DINING AREA. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a LARGE GARDEN to the rear, along with a GARAGE & OFF-ROAD PARKING for multiple cars. Located close to many local amenities including shops, parks, local schools, and excellent links to Manchester. COULD THIS BE THE PERFECT HOME FOR YOU? CALL US NOW TO BOOK A VIEWING.



LOUNGE

CONSERVATORY

KITCHEN/DINER

BEDROOM ONE

BEDROOM TWO

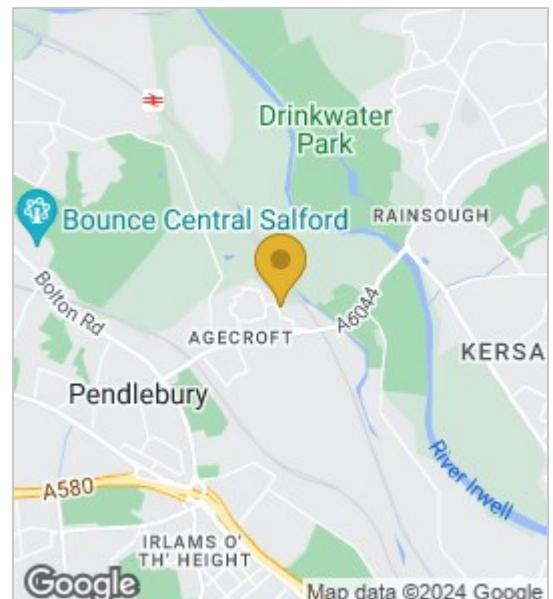
BEDROOM THREE

FAMILY BATHROOM

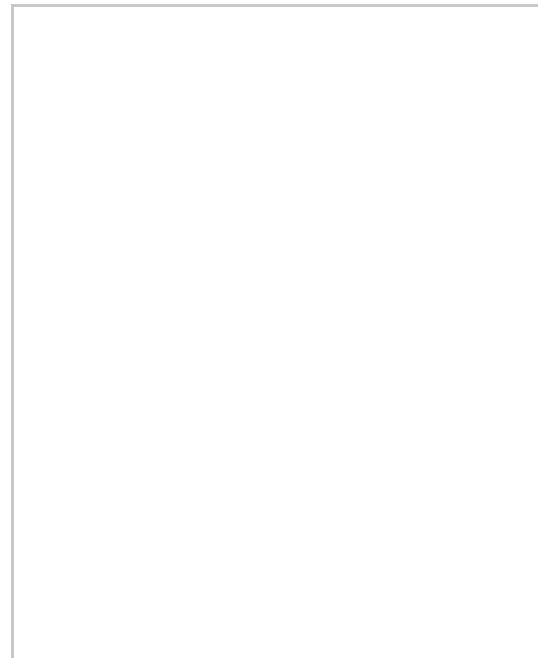
BEDROOM FOUR

EN-SUIT

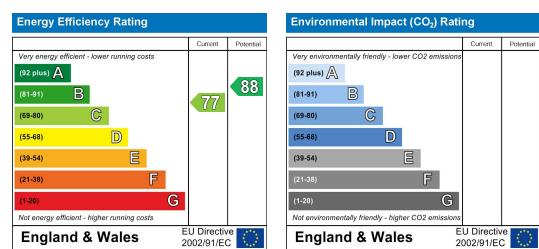
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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