



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Kingsway, Swinton, Salford

£335,000

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A beautifully presented and thoughtfully extended semi-detached family home, finished to a high standard throughout and ready to move straight into. Situated on the ever-popular Kingsway, this is an ideal home for families looking for space, style, and convenience.

The property is perfectly positioned close to a range of local amenities, excellent schools, and superb transport links into Manchester City Centre, Salford Quays, MediaCity, and beyond.

To the ground floor, the accommodation comprises a porch leading into a welcoming entrance hallway, a spacious bay-fronted dining room, and a bright and airy lounge with French doors opening out onto the rear garden. The modern kitchen is beautifully fitted with a range of high-spec appliances, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with a stylish bay window, along with a contemporary family bathroom.

Externally, the property benefits from off-road parking for multiple vehicles and a garage. To the rear is a private, well-maintained garden, mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining.

A fantastic opportunity to acquire a stylish, turn-key family home in a highly sought-after location.

## KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
  - THREE BEDROOMS
  - EXTENDED KITCHEN
- UTILITY ROOM WITH DOWNSTAIRS  
W/C
- LANDSCAPED REAR GARDEN
  - GARAGE
- TWO RECEPTION ROOMS
- MUST BE SEEN TO FULLY APPRECIATE



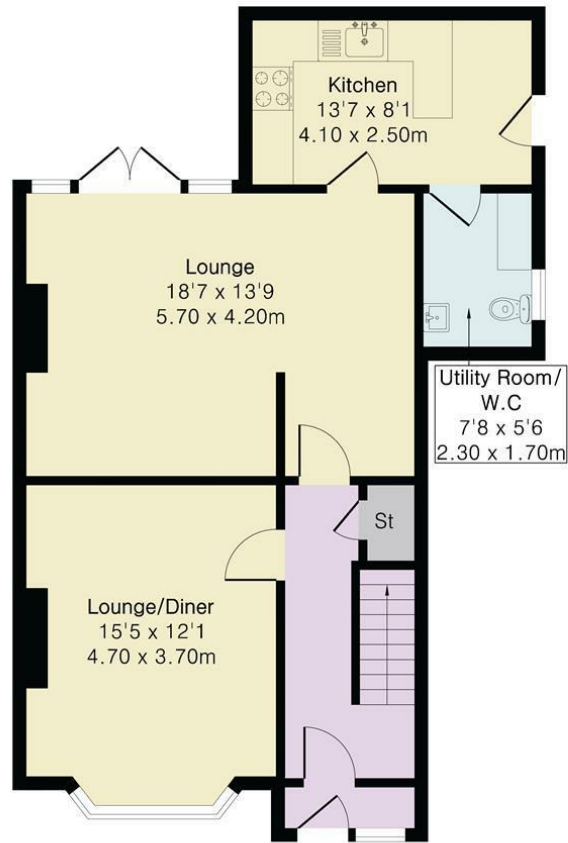




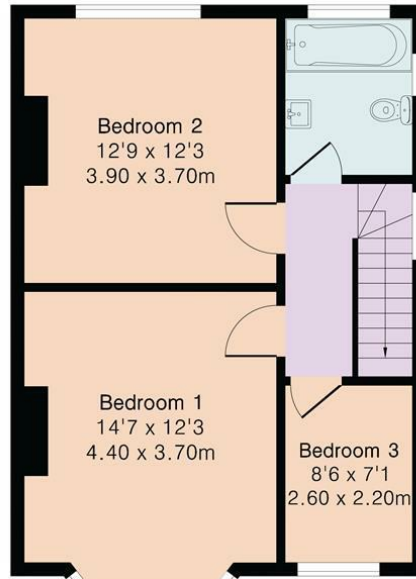
**Approximate Gross Internal Area 1161 sq ft - 108 sq m**

Ground Floor Area 682 sq ft – 63 sq m

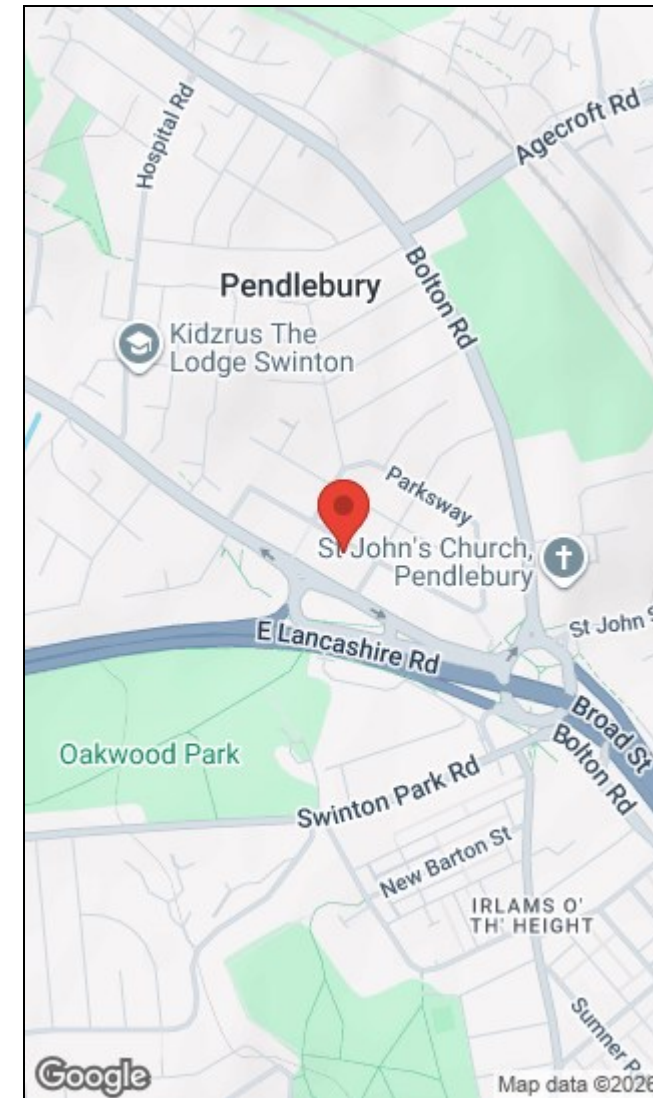
First Floor Area 479 sq ft – 45 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73 → 79		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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