

Lilac Avenue, Swinton, M27 4UE

Offers Over £225,000

Council Tax Band: B



Set in the desirable neighborhood of Swinton, Manchester, this charming semi-detached home on Lilac Avenue offers a perfect blend of comfort, style, and space. With its inviting curb appeal and well-maintained surroundings, the property is ideal for those looking to settle in a lovely area known for its friendly community and excellent amenities.

Step inside, and you'll find a bright and airy reception room where natural light pours through the bay window, creating a warm and welcoming atmosphere. The space is thoughtfully designed for both relaxation and entertaining, with wood-effect flooring adding a touch of elegance. Flowing seamlessly from the reception room, the kitchen is beautifully appointed with modern wall and base units complemented by stylish wood-effect work surfaces. A tiled splashback and stainless steel sink with a mixer tap enhance its functionality, while the adjacent utility room provides additional space for appliances and storage.

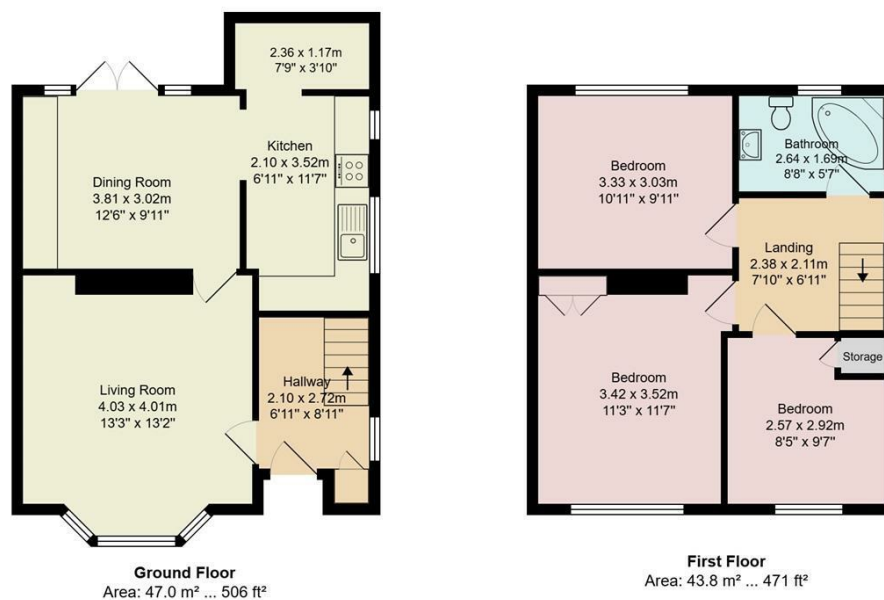
Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering a comfortable retreat. The master bedroom boasts generous dimensions, while the second bedroom provides ample space for guests or family members. The third bedroom, though compact, is ideal for a home office or nursery. The contemporary bathroom is designed for both style and practicality, featuring a P-shaped panel bath with an overhead shower, a sleek wall-mounted wash basin, and modern tiled elevations.

One of the standout features of this property is the exceptionally large rear garden—a true rarity in the area. This expansive outdoor space offers endless possibilities, whether hosting summer gatherings, indulging in gardening, or creating a serene escape. There's ample room for outdoor dining, play areas, and even future landscaping projects to suit your vision. With its generous proportions, the garden is a private retreat that allows you to enjoy the best of outdoor living right at home.

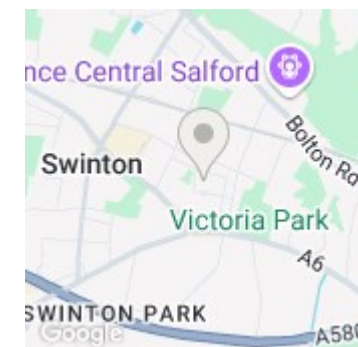


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Disclaimer: All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	