



7 Birch Road, Swinton
£375,000

7 Birch Road

Swinton, Manchester

Millbrooke are delighted to offer for sale this well designed and beautifully presented, semi-detached family home, in the highly desirable are of South Swinton.

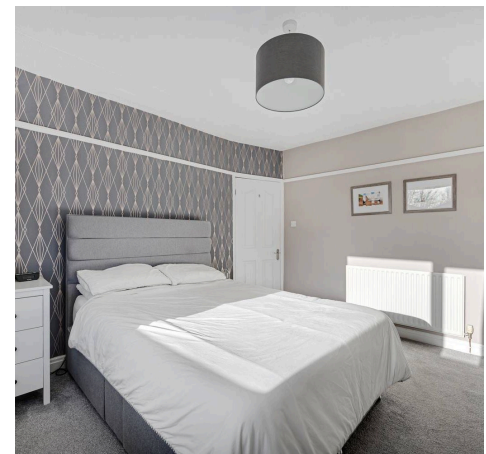
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious Semi-Detached
- Beautifully Presented
- Three Generous Bedrooms
- Large South Facing Rear Garden
- Contemporary Extended Fitted Kitchen
- Two Reception Rooms
- Close to Monton Village
- Large Driveway
- Close Proximity to Worsley Golf Club
- Close to Excellent Transport Links



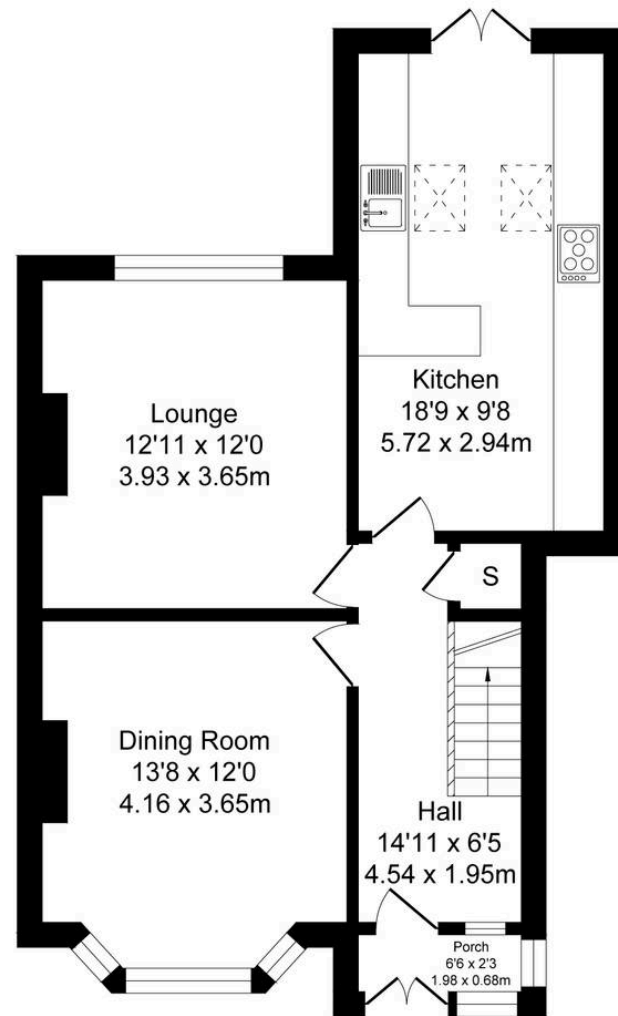




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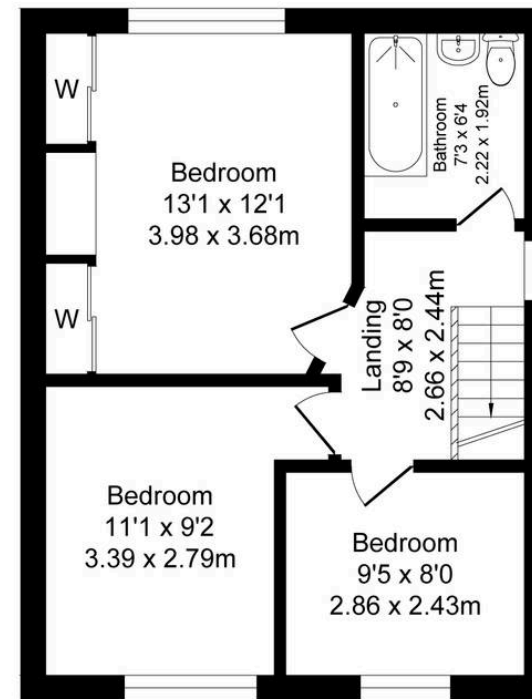
Total Approx. Floor Area 1097 Sq.ft. (101.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 622 Sq.Ft
(57.8 Sq.M.)



First Floor

Approx. Floor
Area 475 Sq.Ft
(44.1 Sq.M.)





Millbrooke Estate Agents

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