

47 Pendlebury Road, Swinton

Manchester



In Excess of £175,000

47 Pendlebury Road

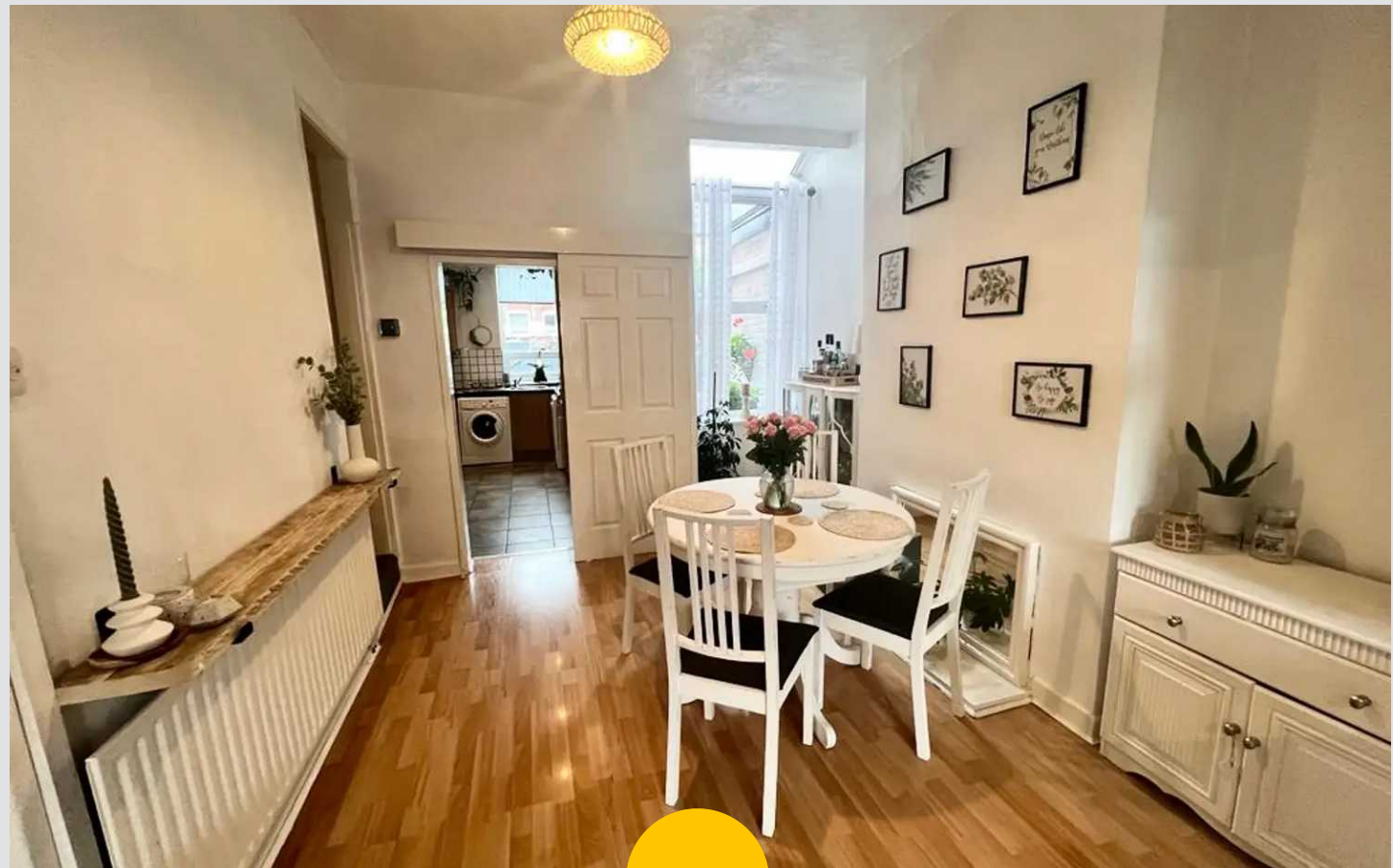
Swinton, Manchester

A BEAUTIFULLY PRESENTED END OF TERRACE HOUSE IN CENTRAL SWINTON. On the ground floor there is AN ENTRANCE PORCH, A SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM, AND A GOOD SIZE FITTED KITCHEN. On the first floor there are TWO DOUBLE BEDROOMS, A DRESSING ROOM AND A MODERN BATHROOM. The house has

Council Tax band: A

Tenure: Leasehold

- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS AND A DRESSING ROOM
- MODERN BATHROOM
- SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM
- FITTED KITCHEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FRONT AND REAR GARDENS
- CENTRAL SWINTON LOCATION
- WALKING DISTANCE TO SHOPS, TRANSPORT LINKS AND SCHOOLS



Porch

3' 3" x 3' 3" (1.00m x 1.00m)

Living room

13' 1" x 13' 5" (4.00m x 4.10m)

Dining room

12' 6" x 10' 2" (3.80m x 3.10m)

Kitchen

12' 6" x 8' 10" (3.80m x 2.70m)

Bedroom 1

13' 1" x 12' 2" (4.00m x 3.70m)

Bedroom 2

11' 2" x 8' 2" (3.40m x 2.50m)

Dressing room

5' 11" x 6' 3" (1.80m x 1.90m)

Bathroom

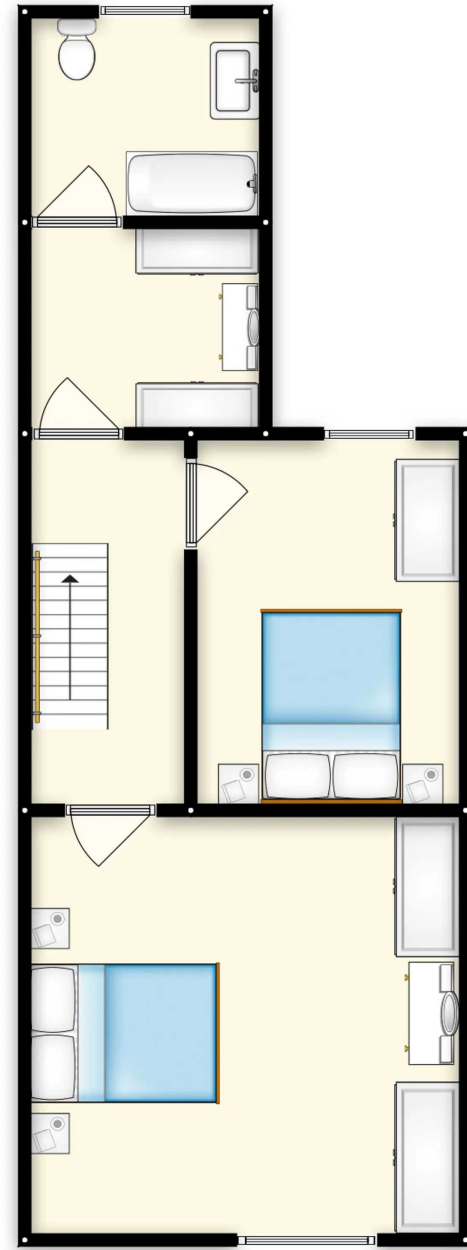
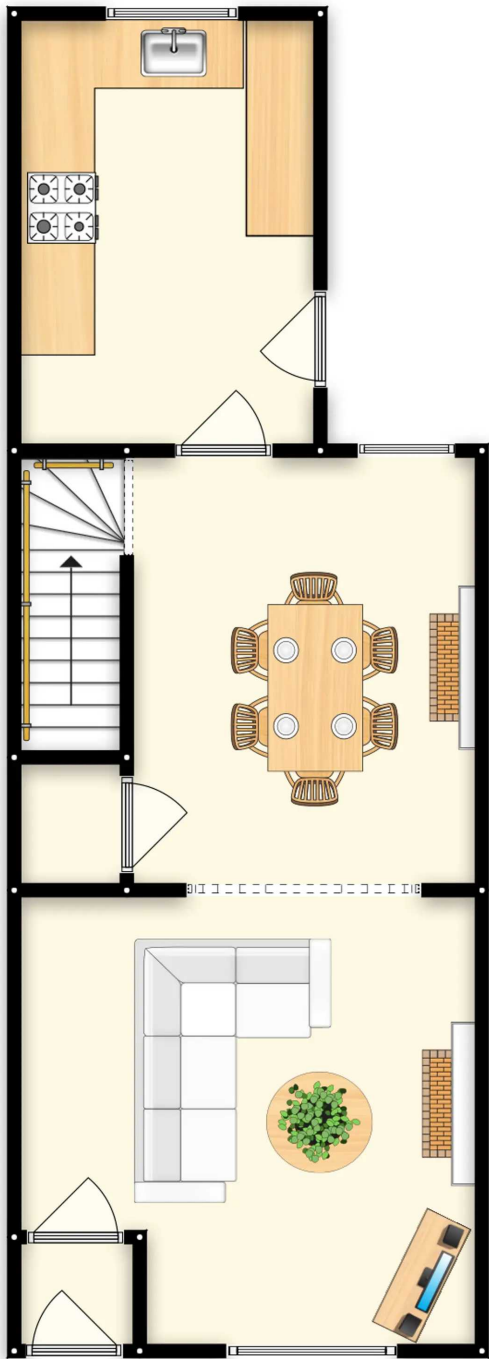
6' 3" x 6' 3" (1.90m x 1.90m)





HILLS







Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton - M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.