



22 Holden Drive, Pendlebury

Manchester



In Excess of £290,000

## 22 Holden Drive

Pendlebury, Manchester

A VERY WELL PRESENTED MODERN FOUR BEDROOM HOUSE SITUATED ON ONE OF SWINTON'S MOST SOUGHT AFTER DEVELOPMENTS. On the ground floor the property offers an ENTRANCE HALL, A SPACIOUS OPEN PLAN KITCHEN AND DINING ROOM, A WC, AND BEDROOM 4. On the first floor is the LOUNGE and THE MASTER BEDROOM WITH EN-SUITE. The second floors offers

Council Tax band: C

Tenure: Leasehold

- MODERN FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- ACCOMMODATION OVER THREE FLOORS
- SPACIOUS OPEN PLAN KITCHEN AND DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- SOUTH FACING GARDEN WITH AN AMAZING LAWN
- DRIVEWAY FOR PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS



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**Hallway**

13' 5" x 3' 3" (4.10m x 1.00m)

**Bedroom 4**

9' 2" x 5' 11" (2.80m x 1.80m)

**WC**

4' 11" x 3' 3" (1.50m x 1.00m)

**Kitchen area**

9' 10" x 5' 11" (3.00m x 1.80m)

**Dining room**

9' 10" x 12' 10" (3.00m x 3.90m)

**Landing****Living room**

11' 6" x 12' 10" (3.50m x 3.90m)

**Bedroom 1**

9' 10" x 12' 10" (3.00m x 3.90m)

**En-suite**

6' 11" x 4' 11" (2.10m x 1.50m)

**Landing****Bedroom 2**

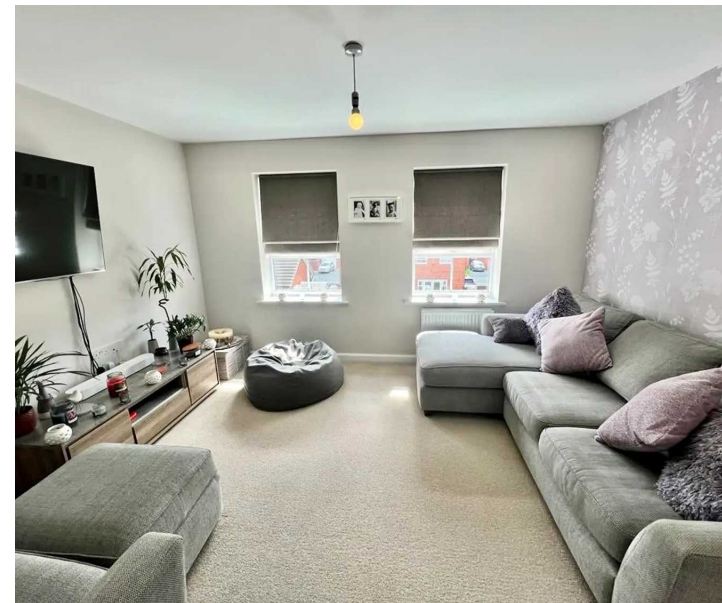
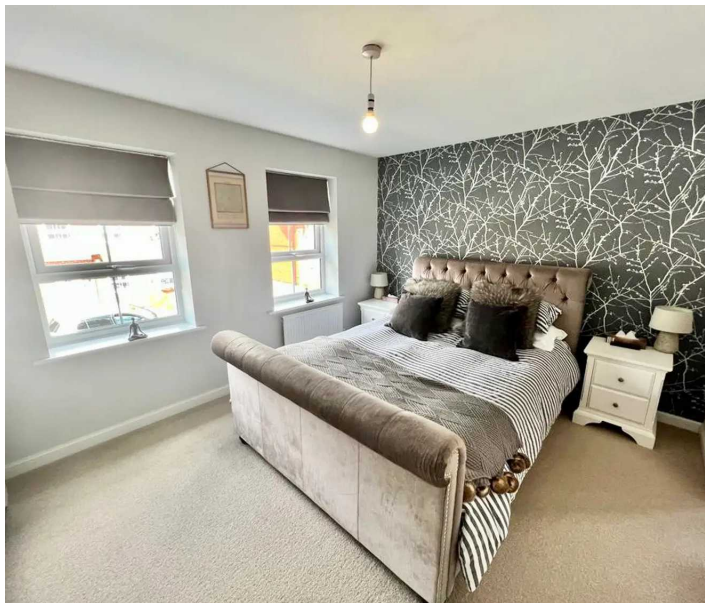
11' 10" x 12' 10" (3.60m x 3.90m)

**Bedroom 3**

9' 2" x 12' 10" (2.80m x 3.90m)

**Bathroom**

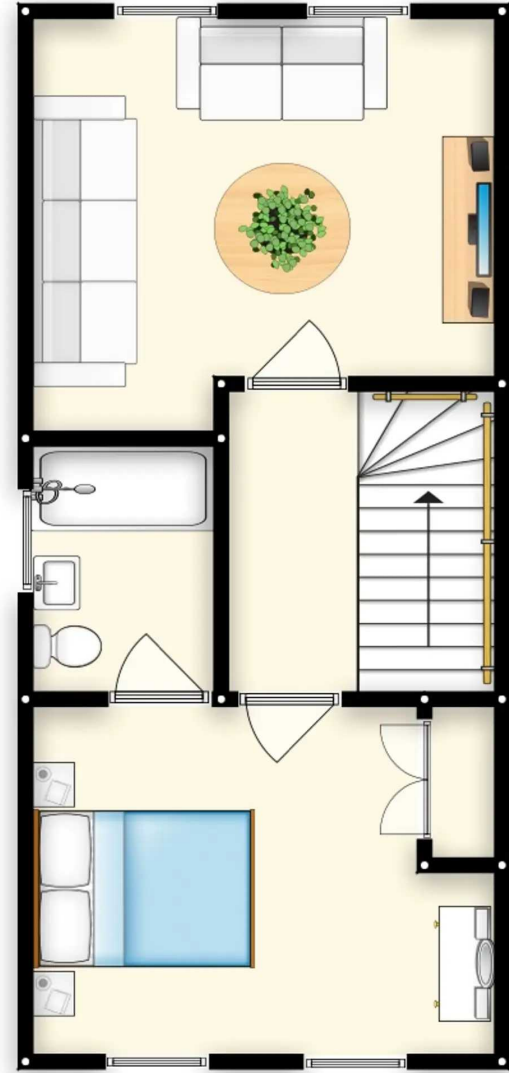
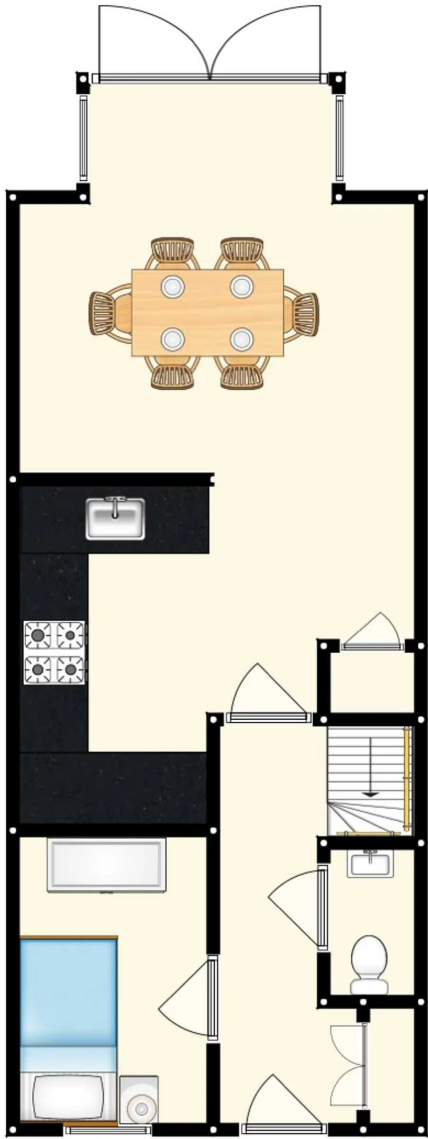
6' 7" x 5' 11" (2.00m x 1.80m)





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