



21 Sillavan Close, Pendlebury

Manchester



In Excess of £270,000

# 21 Sillavan Close

Pendlebury, Manchester

A WELL PRESENTED FOUR BEDROOM HOUSE ON THE SOUGHT AFTER NIGHTINGALE GARDENS DEVELOPMENT. On the ground floor the property offers AN ENTRANCE HALL, AN OFFICE/BEDROOM, A UTILITY ROOM, AND OPEN PLAN KITCHEN DINING ROOM. The recently fitted modern kitchen benefits from high specification integrated appliances. On the first floor is Council Tax band: C

Tenure: Leasehold

- WELL PRESENTED FOUR BEDROOM HOUSE
- SOUGHT AFTER LOCATION
- MODERN KITCHEN WITH HIGH SPECIFICATION INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN-SUITE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ALLOCATED PARKING FOR TWO CARS
- LOW MAINTENANCE GARDEN
- CONVENIENTLY LOCATED FOR LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS



**Entrance Hallway**

13' 1" x 3' 3" (4.00m x 1.00m)

**Kitchen and Dining room**

13' 9" x 12' 6" (4.20m x 3.80m)

**Office**

8' 10" x 5' 11" (2.70m x 1.80m)

**Utility room**

5' 7" x 5' 11" (1.70m x 1.80m)

**WC**

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

**Landing**

**Living room**

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

**Bedroom 1**

10' 6" x 9' 10" (3.20m x 3.00m)

**En-suite**

6' 7" x 4' 11" (2.00m x 1.50m)

**Second floor landing**

**Bedroom 2**

11' 2" x 12' 6" (3.40m x 3.80m)

**Bedroom 3**

10' 2" x 7' 3" (3.10m x 2.20m)

**Bathroom**

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

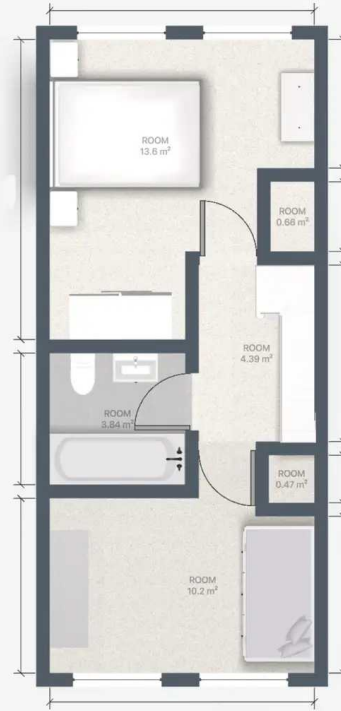




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