



77 Hinchley Way, Pendlebury

Manchester



In Excess of £150,000

77 Hinchley Way

Pendlebury, Manchester

* CHAIN FREE * Ideally located on a CUL-DE-SAC in a DESIRABLE residential estate, this FANTASTIC 1st floor apartment features 2 DOUBLE BEDROOMS, a spacious lounge & dining area, and fitted MODERN KITCHEN & BATHROOM. DOUBLE GLAZED & CENTRAL HEATED, the property also benefits from a PRIVATE ENTRANCE...

Council Tax band: B

Tenure: Leasehold

- CHAIN FREE
- PERFECT FIRST HOME, INVESTMENT, OR DOWNSIZE OPPORTUNITY
- 2 DOUBLE BEDROOMS
- FITTED MODERN KITCHEN & BATHROOM
- PRIVATE ENTRANCE & USE OF WELL MAINTAINED COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- IDEALLY LOCATED ON A CUL-DE-SAC IN A DESIRABLE RESIDENTIAL AREA
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS

Hallway

6' 11" x 3' 3" (2.10m x 1.00m)

Landing

10' 2" x 3' 3" (3.10m x 1.00m)

Reception 1

17' 5" x 11' 6" (5.30m x 3.50m)

Kitchen

10' 6" x 6' 7" (3.20m x 2.00m)

Bedroom 1

11' 6" x 9' 2" (3.50m x 2.80m)

Bedroom 2

9' 2" x 8' 2" (2.80m x 2.50m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)







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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.