



31 Pendlebury Road, Swinton

Manchester



In Excess of £190,000



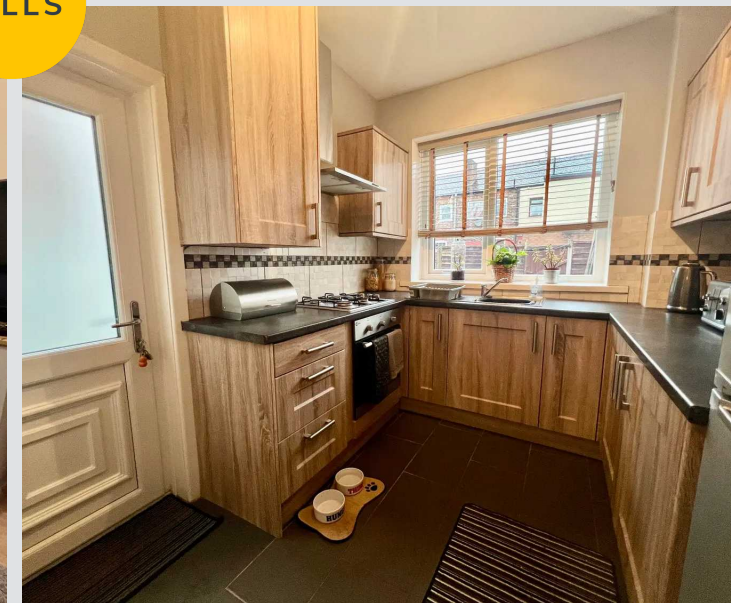
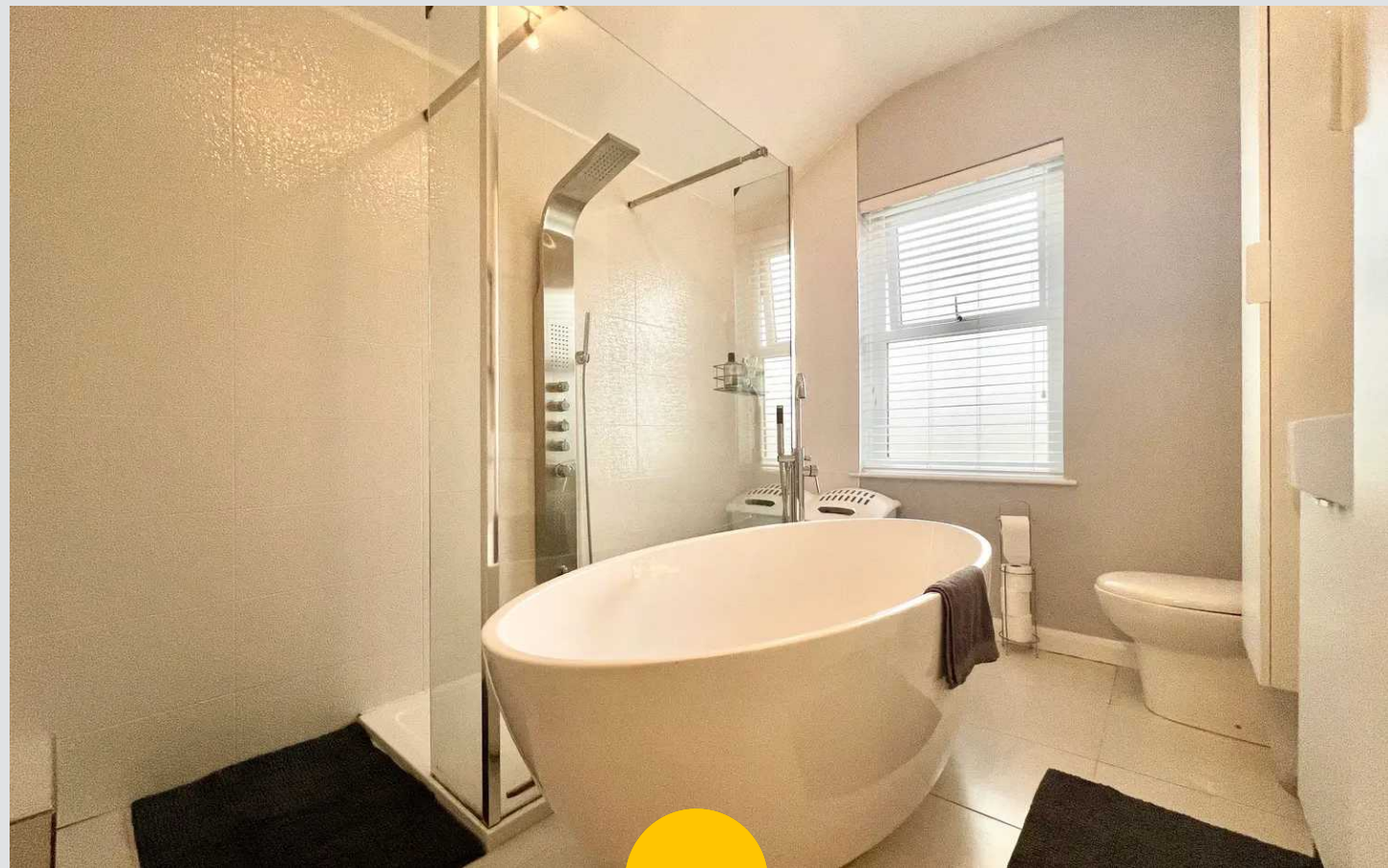
# 31 Pendlebury Road

Swinton, Manchester

A BEAUTIFULLY PRESENTED TERRACED HOUSE WITH CELLARS! On the ground floor the house offers an entrance hallway, a lounge, dining room and modern fitted kitchen. On the first floor there are two double bedrooms and a high spec bathroom with bath and shower. Both of the bedrooms benefit from high spec bespoke fitted wardrobes. The house is tastefully decorated throughout. This is one of only a few properties on Council Tax band: A

Tenure: Freehold

- BEAUTIFULLY PRESENTED TERRACED HOUSE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- MODERN KITCHEN
- HIGH SPEC BATHROOM
- TASTEFULLY DECORATED THROUGHOUT
- CELLAR ROOMS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- REAR GARDEN
- WALKING DISTANCE TO SCHOOLS SHOPS AND TRANSPORT LINKS



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**Hallway**

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

**Reception 1**

11' 2" x 11' 10" (3.40m x 3.60m)

**Reception 2**

14' 1" x 12' 6" (4.30m x 3.80m)

**Kitchen**

9' 10" x 7' 10" (3.00m x 2.40m)

**Landing**

**Bedroom 1**

11' 2" x 13' 9" (3.40m x 4.20m)

**Bedroom 2**

12' 6" x 9' 10" (3.80m x 3.00m)

**Bathroom**

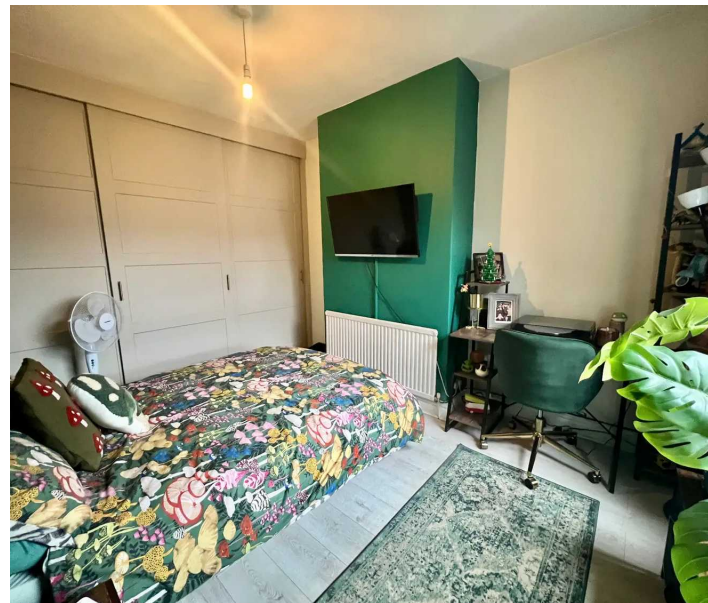
9' 10" x 7' 10" (3.00m x 2.40m)

**Cellar room 1**

14' 1" x 12' 6" (4.30m x 3.80m)

**Cellar room 2**

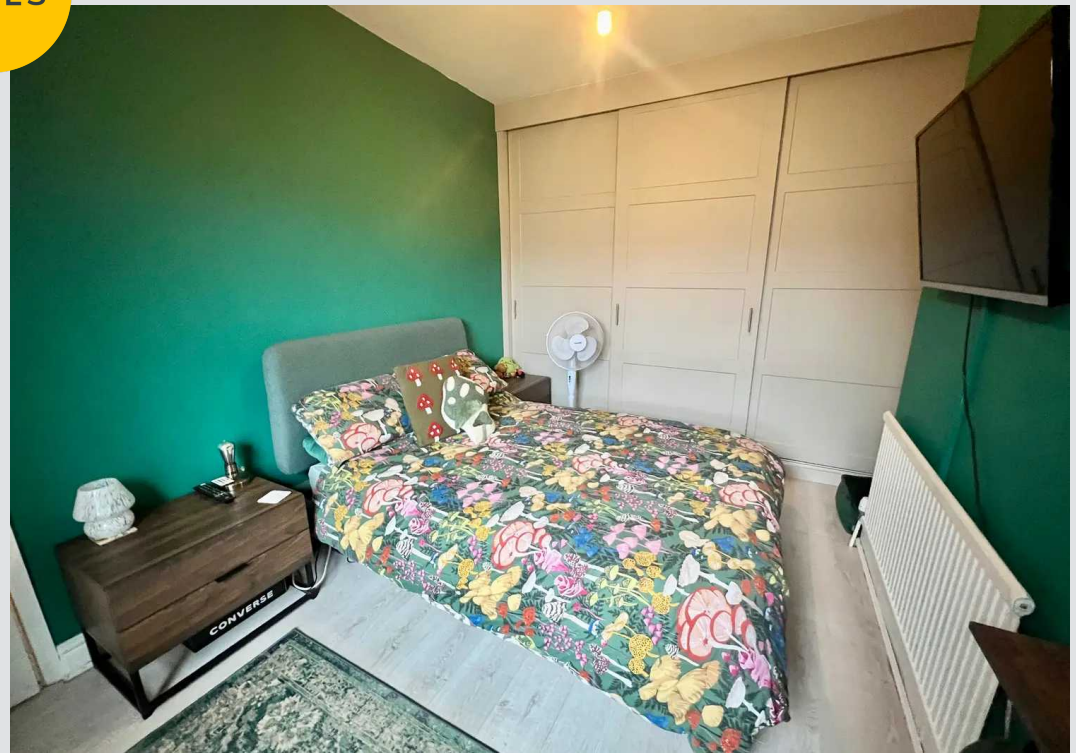
11' 2" x 12' 6" (3.40m x 3.80m)



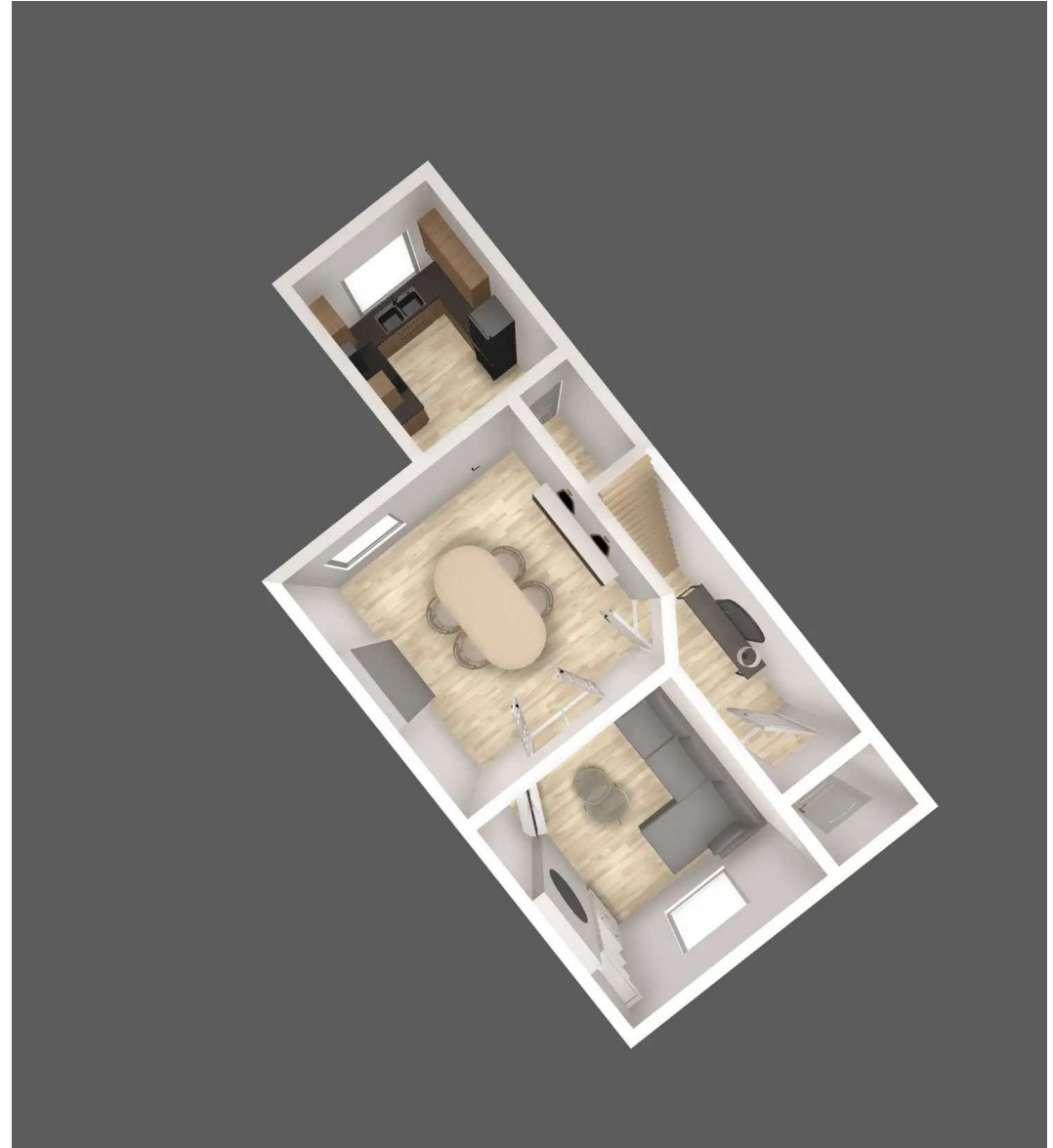


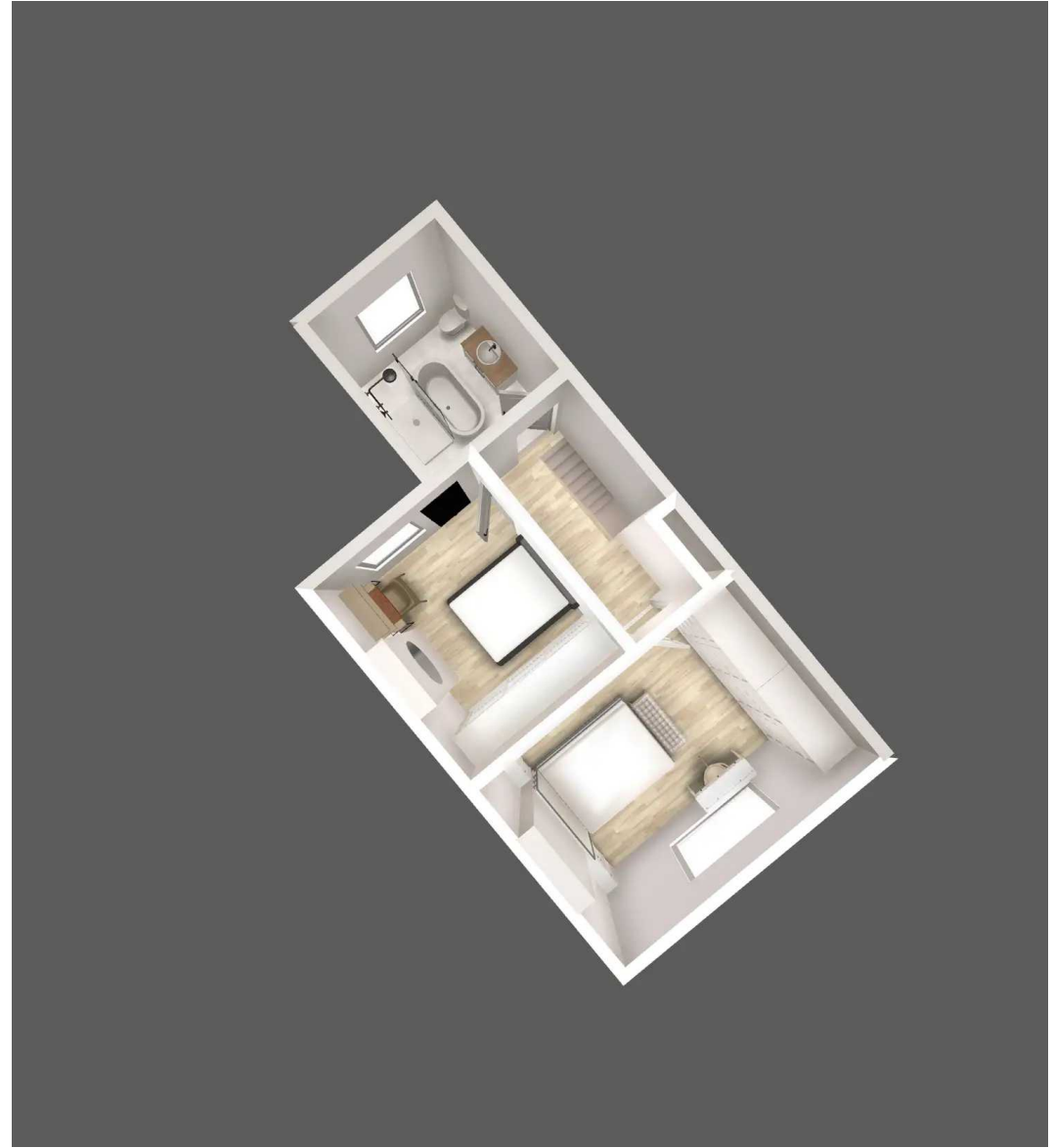


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