

35 May Road, Pendlebury

Manchester

HILLS

In Excess of £400,000

# 35 May Road

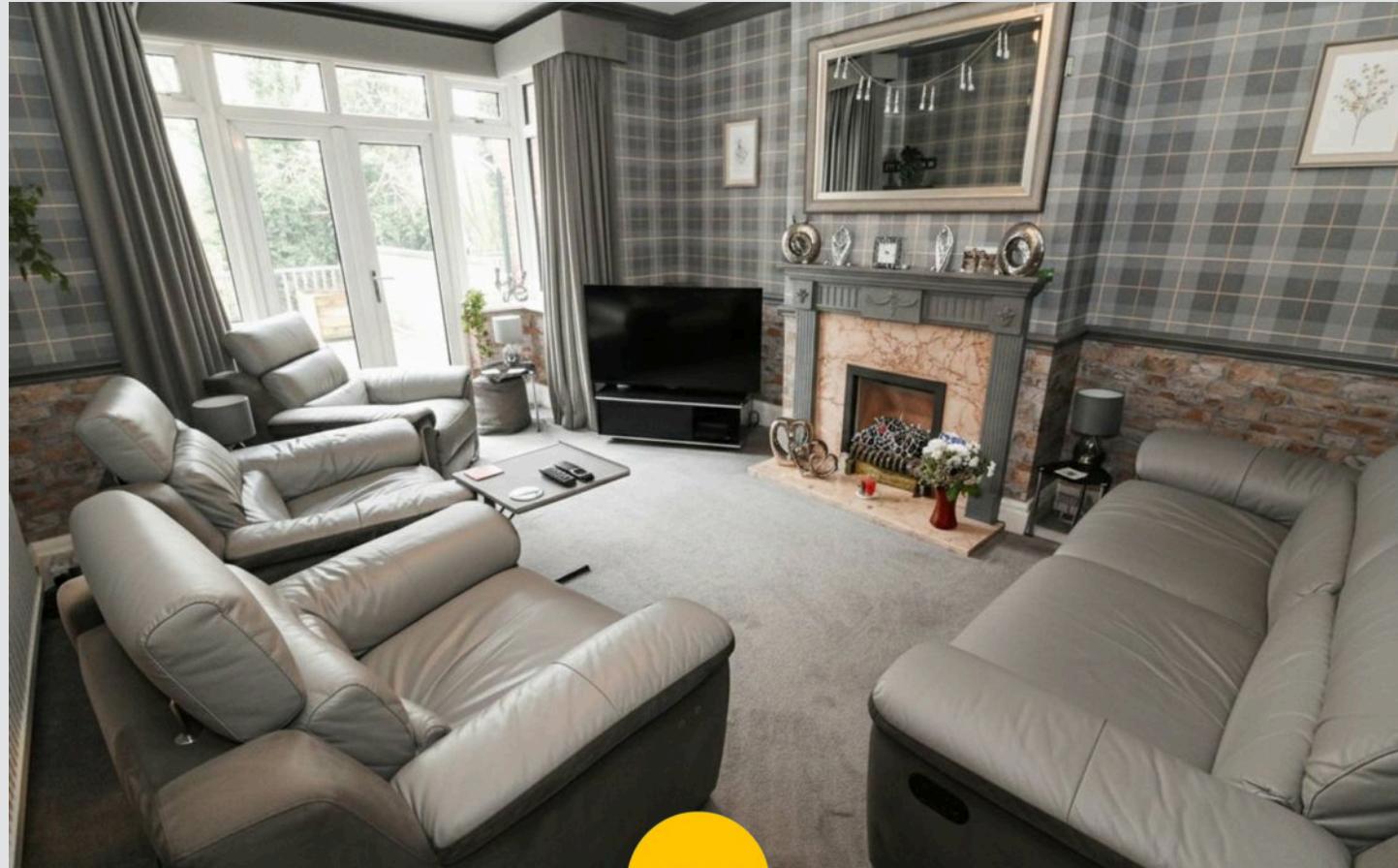
Pendlebury, Manchester

NO CHAIN! AN IMPRESSIVE SEMI DETACHED HOUSE IN A MUCH SOUGHT AFTER LOCATION. On the ground floor, the house offers a large entrance hall, two very spacious reception rooms, an extended kitchen with a dining area. On the first floor, there are three bedrooms and a family bathroom. The house has gas central

Council Tax band: D

Tenure: Freehold

- NO CHAIN
- SPACIOUS SEMI DETACHED HOUSE
- TWO LARGE RECEPTION ROOMS
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED.
- EXTENDED KITCHEN
- GARAGE AND DOUBLE DRIVEWAY
- CLOSE TO LOCAL SCHOOLS SHOPS AND TRANSPORT LINKS



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**Hallway**

12' 10" x 7' 10" (3.90m x 2.40m)

**Dining Room**

14' 9" x 12' 2" (4.50m x 3.70m)

**Lounge**

17' 1" x 12' 2" (5.20m x 3.70m)

**Kitchen**

20' 8" x 9' 6" (6.30m x 2.90m)

**Bedroom One**

16' 9" x 10' 2" (5.10m x 3.10m)

**Bedroom Two**

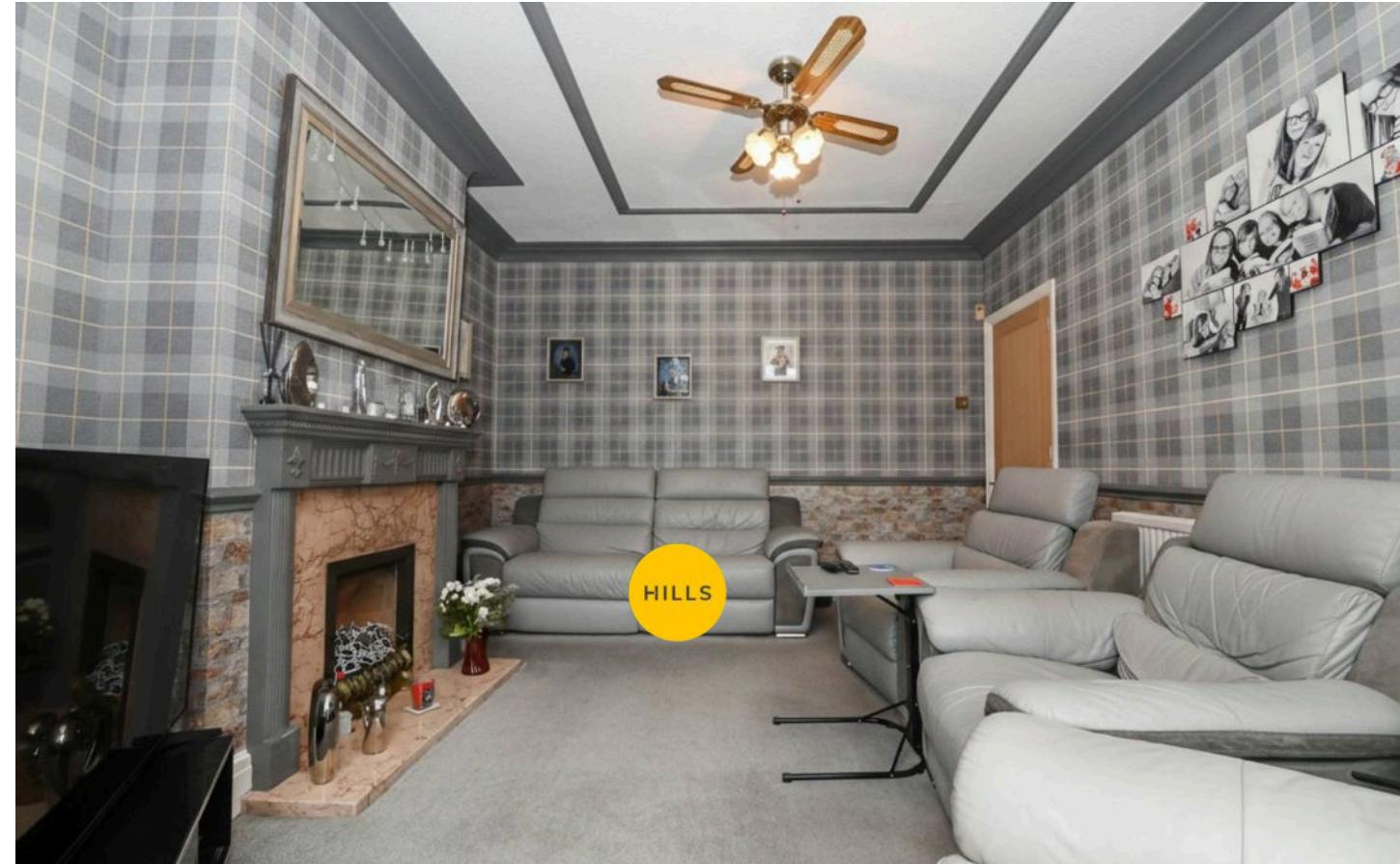
14' 9" x 10' 2" (4.50m x 3.10m)

**Bedroom Three**

9' 10" x 8' 6" (3.00m x 2.60m)

**Bathroom**

8' 6" x 7' 3" (2.60m x 2.20m)





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## Hills Swinton | Salfords Estate Agent

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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.