



45 Pendlebury Road, Swinton

Manchester



In Excess of £210,000



# 45 Pendlebury Road

Swinton, Manchester

\* PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE \*  
EXTENDED TO THE REAR \* BEAUTIFULLY PRESENTED  
THROUGHOUT and ideally positioned in a POPULAR  
central Swinton location, this SPACIOUS property  
features 2 GENEROUS DOUBLE BEDROOMS, and a 4-  
PIECE FAMILY BATHROOM to the first floor, whilst the  
ground floor comprises of an entrance vestibule,  
LARGE OPEN-PLAN LOUNGE & DINING ROOM, and a  
FABULOUS fitted MODERN KITCHEN & DINING AREA with  
walk-in UTILITY CUPBOARD. UPVC DOUBLE GLAZED &  
'COMBI' GAS CENTRAL HEATED, the property also  
benefits from well-maintained yards to the front &  
rear, as well as a DETACHED GARAGE with power &  
shutter door. Situated within walking distance to  
many local amenities & excellent transport links,  
COULD THIS BE THE ONE FOR YOU? CALL US NOW TO  
BOOK A VIEWING!

Council Tax band: A

Tenure: Freehold

- PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE
- 2 LARGE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & DINING ROOM
- EXTENDED TO THE REAR
- STUNNING MODERN FITTED KITCHEN & 4-PIECE FAMILY BATHROOM
- UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATING
- WELL MAINTAINED YARD & DETACHED GARAGE TO THE REAR
- POPULAR CENTRAL SWINTON LOCATION - WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



**Vestibule**

3' 11" x 3' 3" (1.20m x 1.00m)

**Lounge**

24' 3" x 14' 1" (7.40m x 4.30m)

**Kitchen / Diner**

15' 1" x 14' 9" (4.60m x 4.50m)

**Landing**

4' 11" x 3' 11" (1.50m x 1.20m)

**Bedroom One**

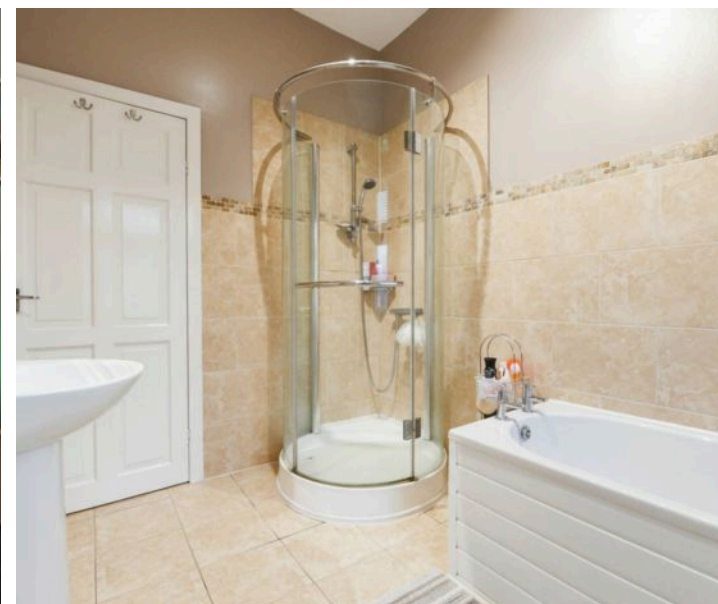
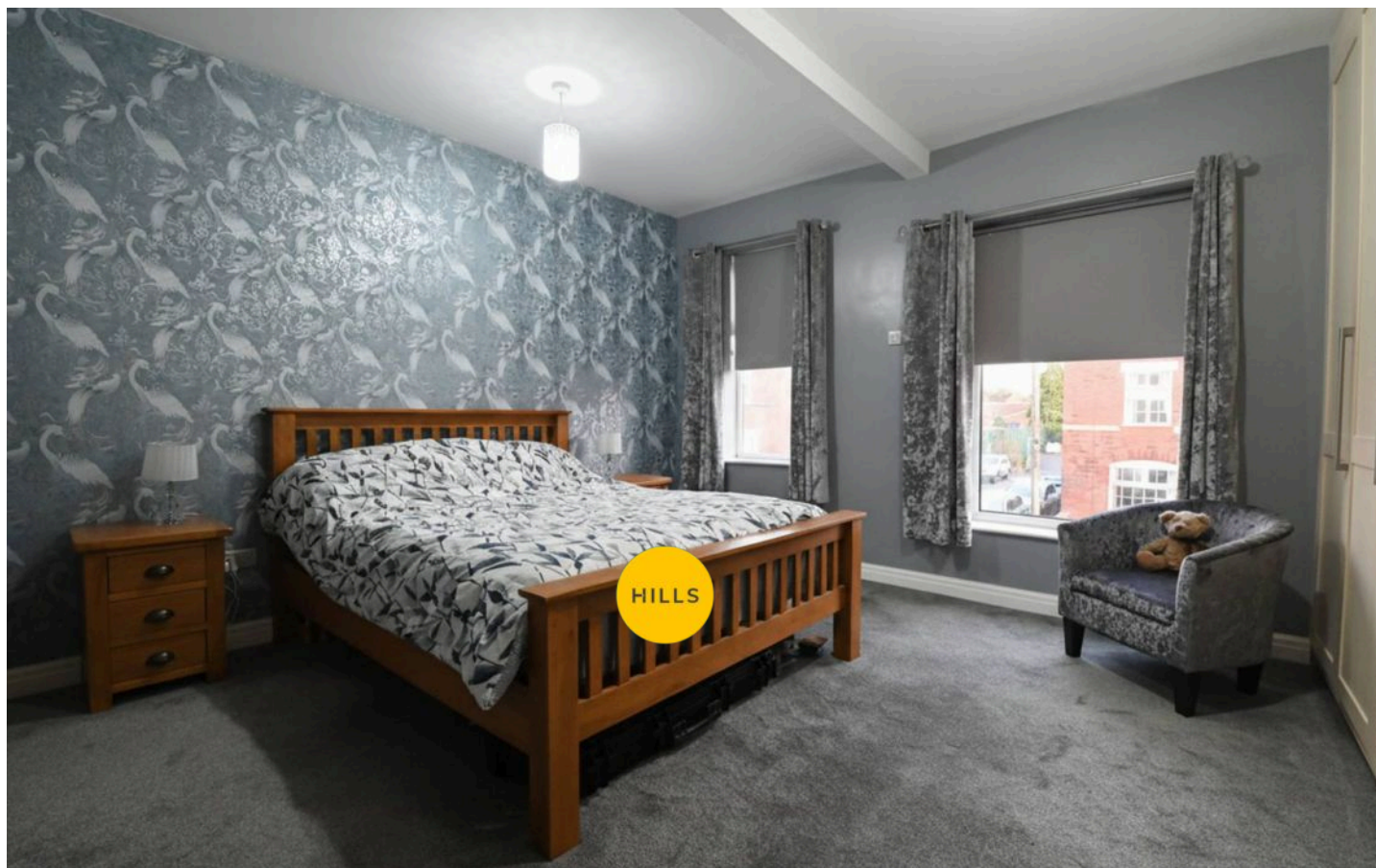
14' 9" x 13' 1" (4.50m x 4.00m)

**Bedroom Two**

15' 1" x 8' 6" (4.60m x 2.60m)

**Bathroom**

9' 10" x 6' 11" (3.00m x 2.10m)







HILLS









## Hills Swinton | Salfords Estate Agent

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