



45 Pendlebury Road, Swinton

Manchester

HILLS

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

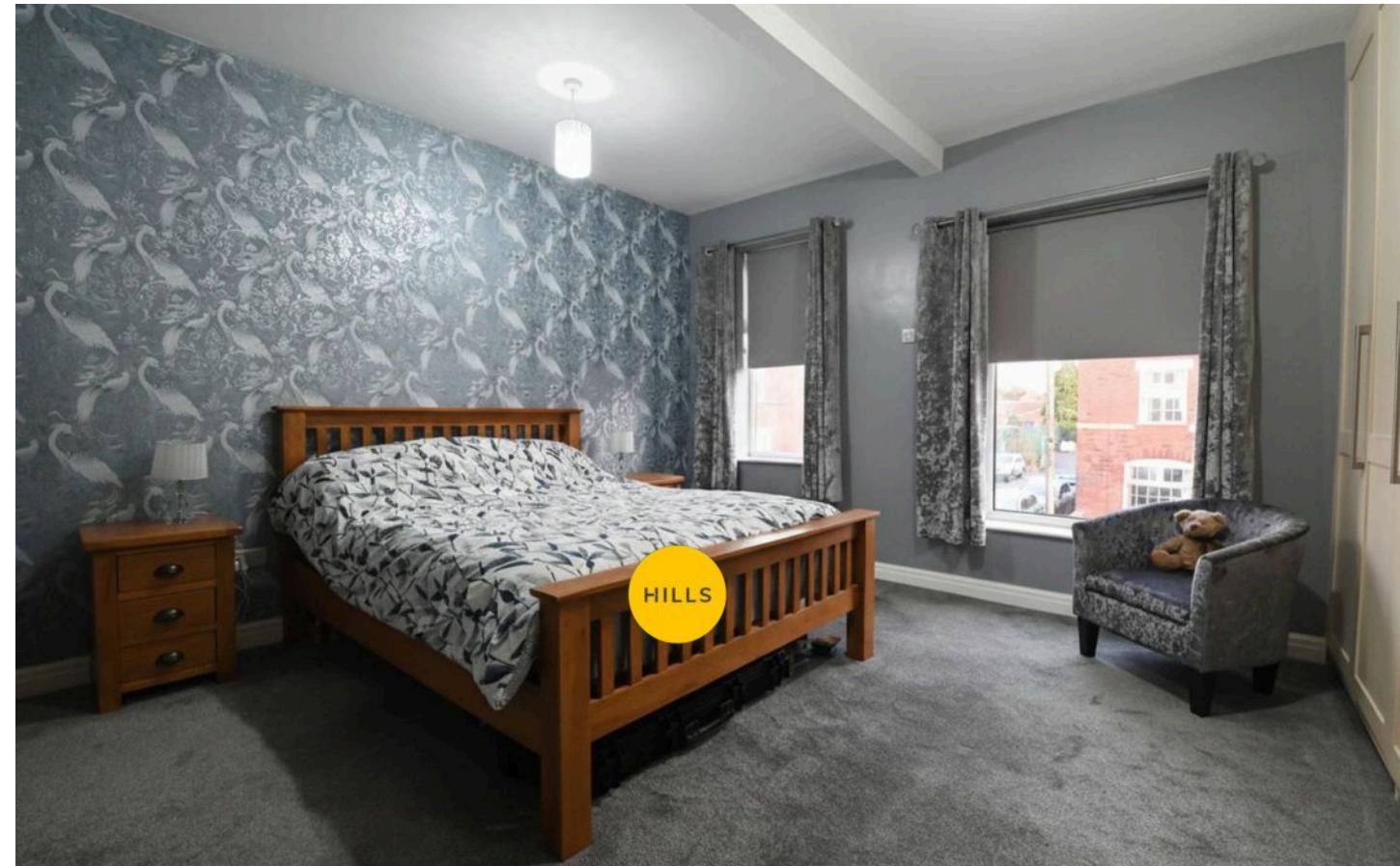
14' 9" x 13' 1" (4.50m x 4.00m)

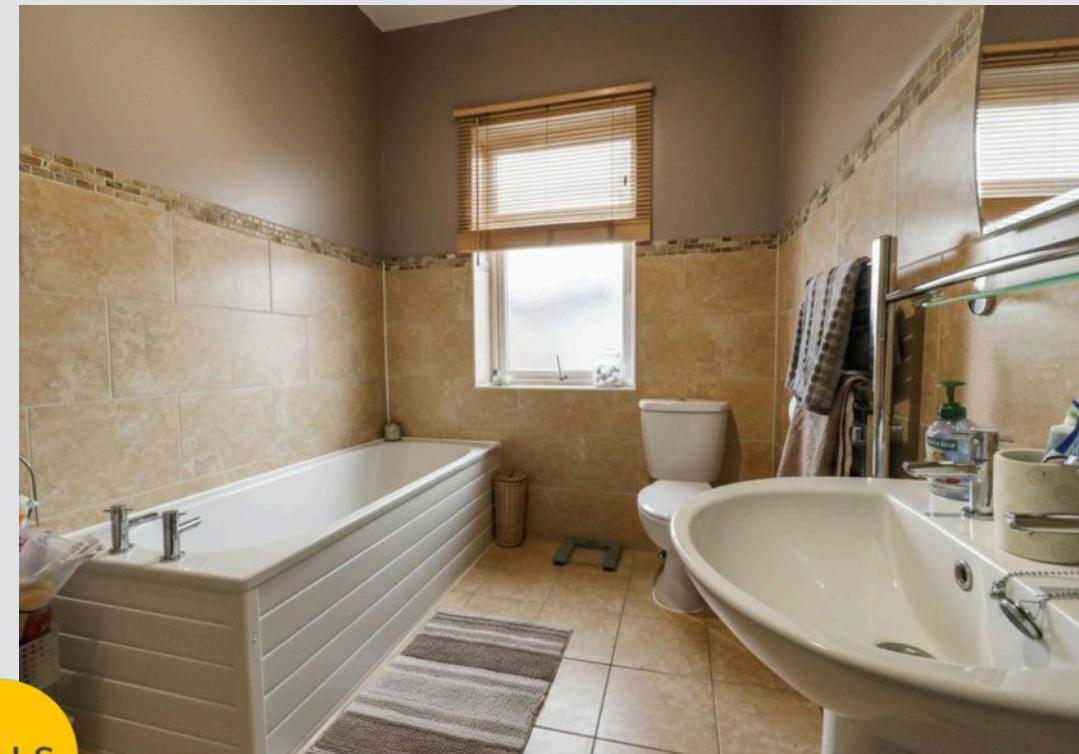
Bedroom Two

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

Bathroom

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









HILLS

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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.