



141 Station Road, Pendlebury

Manchester

HILLS

In Excess of £220,000

# 141 Station Road

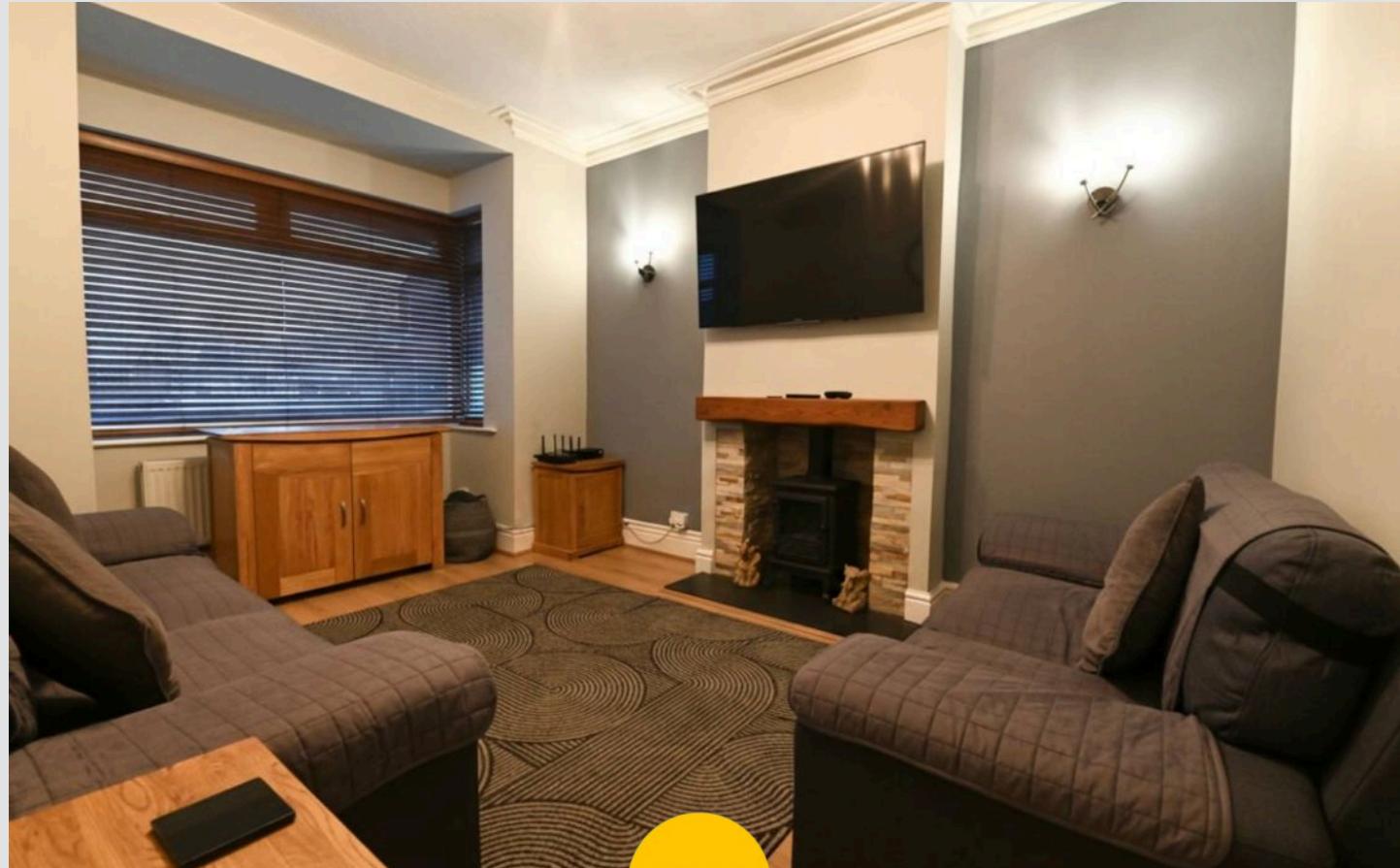
Pendlebury, Manchester

NO CHAIN. A VERY WELL PRESENTED AND VERY SPACIOUS END OF TERRACE HOUSE LOCATED IN CENTRAL SWINTON. On the ground floor the property offers an entrance hall, two reception rooms and a modern fitted kitchen. On the first floor, there are two bedrooms, a dressing room and a large modern bathroom. The loft is boarded and

Council Tax band: A

Tenure: Leasehold

- NO CHAIN
- SPACIOUS END OF TERRACE HOUSE
- TWO BEDROOMS AND A DRESSING ROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- MODERN FITTED KITCHEN
- VERY NICELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- BOARDED LOFT WITH A DROP DOWN LADDER
- GARDEN OFFICE
- CENTRAL SWINTON LOCATION



**Hallway**

14' 9" x 3' 7" (4.50m x 1.10m)

**Lounge**

14' 5" x 10' 6" (4.40m x 3.20m)

**Dining Room**

14' 5" x 11' 10" (4.40m x 3.60m)

**Kitchen**

9' 10" x 8' 2" (3.00m x 2.50m)

**Landing**

16' 9" x 4' 11" (5.10m x 1.50m)

**Bedroom One**

13' 1" x 9' 6" (4.00m x 2.90m)

**Bedroom Two**

12' 2" x 9' 2" (3.70m x 2.80m)

**Bedroom Three**

8' 10" x 5' 3" (2.70m x 1.60m)

**Bathroom**

9' 10" x 7' 7" (3.00m x 2.30m)

**Loft**

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

Fully Boarded, power, pull down ladder.

**Detached Office**

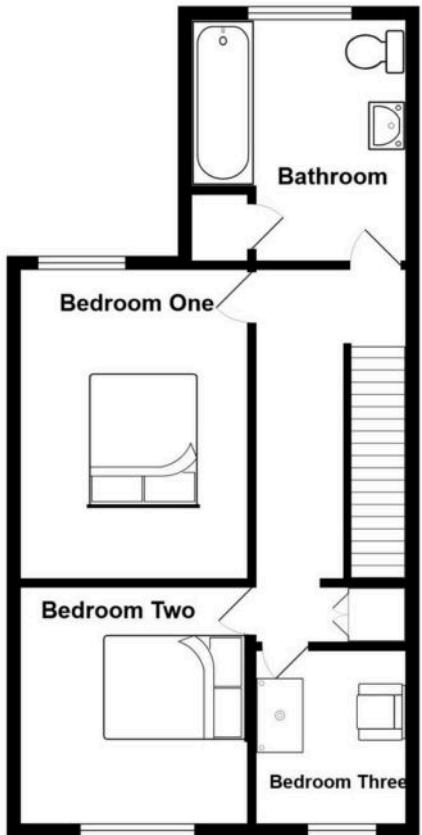
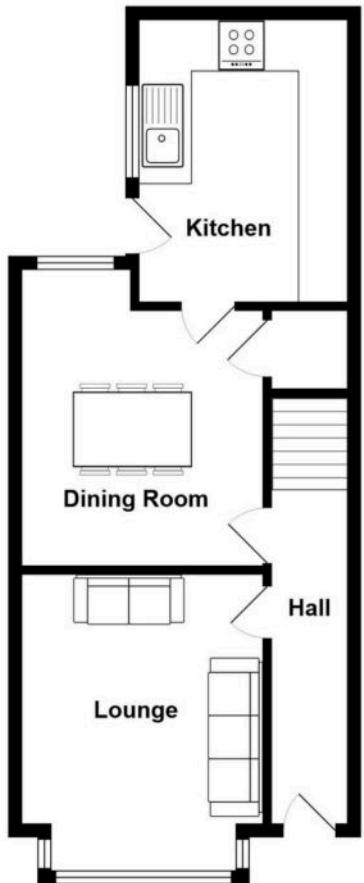
12' 6" x 8' 6" (3.80m x 2.60m)

Power, internet, electric heating, UPVC double glazing.





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## Hills Swinton | Salfords Estate Agent

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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.

HILLS