



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	80
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Mossfield Road, Pendlebury, M27 6EF

£200,000

AN ENVIABLE END TERRACED PROPERTY - CHAIN FREE

Having been presented and maintained beautifully throughout with spacious rooms, open plan kitchen living space and added garage, this enviable two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Swinton. With two double bedrooms, two living areas and modern fixtures and fittings, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and a staircase to the first floor. The second reception room leads openly on to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a modern family bathroom. Externally there is an enclosed garden to block paving, patio, bedding and access to the detached garage. To the front there is a garden with stone chippings and mature shrubs.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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2 1 2 D

- Tenure Rentcharge
 - On Street Parking
 - Contemporary Fitted Kitchen
 - Easy Access To Major Network Links
- Council Tax Band B
 - Two Generously Sized Bedrooms
 - Extensive Garden Space
- EPC Rating D
 - Four Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood single glazed frosted door to vestibule.

Vestibule

3'5 x 3'4 (1.04m x 1.02m)

Dado rail, wood effect laminate flooring and hard wood single glazed door to hall.

Hall

14' x 3'5 (4.27m x 1.04m)

Central heating radiator, corbel, smoke alarm, wood effect laminate flooring, oak doors to two reception rooms and stairs to first floor.

Reception Room One

13'1 x 11'6 (3.99m x 3.51m)

UPVC double glazed window, central heating radiator, coving, open coal gas fire with tiled hearth and surround, integrated alcove storage and television point.

Reception Room Two

15'6 x 14'2 (4.72m x 4.32m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, coving, stone and tiled fireplace, under stairs storage and open to kitchen.

Kitchen

12'5 x 7'7 (3.78m x 2.31m)

Double glazed frosted window, range of gloss wall and base units, wood effect surface, tiled splash back, composite one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob, extractor hood, space for fridge freezer, dishwasher and washing machine, integrated boiler, spotlights, tiled effect lino and UPVC double glazed French doors to rear.

First Floor

Landing

14'3 x 5'3 (4.34m x 1.60m)

Smoke alarm, dado rail, oak doors to two bedrooms and bathroom.

Bedroom One

15'6 x 13'1 (4.72m x 3.99m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

14'2 x 9'11 (4.32m x 3.02m)

UPVC double glazed window, central heating radiator, coving and loft hatch.

Bathroom

12'5 x 7'7 (3.78m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, panel bath with waterfall mixer tap, rinse head, pedestal wash basin with waterfall mixer tap, dual flush WC, double direct feed rainfall walk in shower with rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed block paved garden with stone chip bedding areas, paving and access to garage.

Front

Stone chip garden with mature shrubs.

