



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		
	70	77
England & Wales	EU Directive 2002/91/EC	

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Kingsway, Pendlebury, M27 4JU

Offers Over £350,000

THE PERFECT, SPACIOUS, FAMILY HOME

Situated on Kingsway, Pendlebury, this spacious four bedroom semi detached family home offers an ideal blend of comfort and modern living. With three generously sized reception rooms, this property is perfect for both relaxation and entertaining. Two of the reception rooms seamlessly connect, creating a delightful open space that is enhanced by bi folding doors leading to the rear garden, allowing for a seamless transition between indoor and outdoor living.

At the heart of this home lies a beautifully designed wrap around kitchen and dining room extension, which is perfect for hosting family gatherings and dinner parties. The open plan layout ensures that the space is both functional and inviting, making it the perfect setting for creating cherished memories.

This property is particularly suited for a growing family, with easy access to major commuter routes, reputable schools, and local amenities, ensuring that everything you need is within reach. The charming low maintenance rear garden provides a peaceful retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends.

Additionally, the home features off road parking for your convenience, as well as a separate utility room that can easily be transformed into a gym or additional storage space. This semi detached house truly embodies the essence of family living, combining practicality with style in a sought after location. Don't miss the opportunity to make this wonderful property your new home.

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 4  2  3  C

- Tenure Leasehold
 - Off Road Parking
 - Envious Wrap Around Kitchen/Dining Area
 - Close Proximity To Local Amenities
- Council Tax Band D
 - Viewing Essential
 - Ideal Family Home
- EPC Rating C
 - Ample Indoor And Outdoor Space
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed French door to porch.

Porch

6'8 x 1'11 (2.03m x 0.58m)

Tiled effect flooring, UPVC double glazed windows and door to hall.

Hall

14'11 x 6'2 (4.55m x 1.88m)

Central heating radiator, wood effect flooring, stairs to first floor, door to utility/gym, shower room, reception room one, reception room two and kitchen.

Utility/Gym

12'2 x 7'6 (3.71m x 2.29m)

UPVC double glazed window, spotlights, wall and base units, laminate work top, integrated washing machine and dryer, wood effect flooring.

Reception Room One

14'2 x 12' (4.32m x 3.66m)

UPVC double glazed bay window, central heating radiator, ceiling rose, picture rail, wood effect flooring, gas log burning effect stove.

Shower Room

7'2 x 5'5 (2.18m x 1.65m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk in direct feed shower with rinse head, recess shelving, tiled elevation, spotlights, extractor fan, tiled floor and under stairs storage.

Reception Room Two

12'10 x 11'7 (3.91m x 3.53m)

Central heating radiator, wood effect flooring, coving, television point and open access to reception room three.

Reception Room Three

10'4 x 9'9 (3.15m x 2.97m)

Central heating radiator, wood effect flooring, coving and bi fold doors to rear.

Kitchen

20'1 x 15'2 (6.12m x 4.62m)

Wrap around kitchen, range of high gloss wall and base units, quartz work top, inset composite sink with integrated draining ridges and mixer tap, double oven in a high rise unit, four ring induction hob, gloss splash back, extractor hood, integrated microwave, warming drawer, integrated dishwasher, two integrated fridge freezers, breakfast bar, spotlights, wood effect flooring, fitted storage, wine fridge, two Velux windows, UPVC double glazed window, central heating radiator and bi fold door to rear.

First Floor

Landing

Picture rail, doors to bathroom and four bedrooms.

Bathroom

6'8 x 6'2 (2.03m x 1.88m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped panel Jacuzzi bath with mixer tap, overhead direct feed shower, tiled elevation, spotlights and tiled floor.

Bedroom One

12'11 x 12' (3.94m x 3.66m)

UPVC double glazed window, central heating radiator, fitted wardrobes and loft access.

Loft

Fully boarded, fitted ladder and lighting.

Bedroom Two

13'10 x 12' (4.22m x 3.66m)

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

Bedroom Three

12'8 x 7'4 (3.86m x 2.24m)

Two UPVC double glazed windows, central heating radiator, coving and wood effect flooring.

Bedroom Four

7'11 x 7'1 (2.41m x 2.16m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect flooring.

External

Front

Off road parking for numerous vehicles.

Rear

Artificial grass, Indian paving, decking, hot tub area and summer house.



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