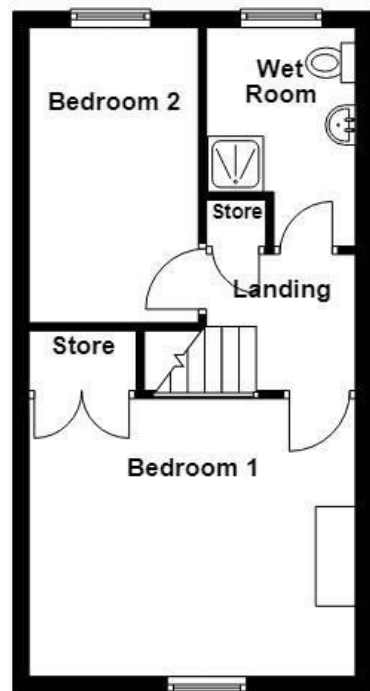


Ground Floor



First Floor



| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> 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.

# Townsend Road, Pendlebury, M27 6ED

## £200,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Nestled on Townsend Road in Pendlebury, this outstanding mid-terraced house has been meticulously presented and updated to the highest standard. With modern fixtures and fittings throughout, this property offers a stylish and comfortable living environment.

The home features two inviting living areas, perfect for relaxation and entertaining. The two generously sized bedrooms provide ample space for a small family or couple, ensuring comfort and privacy. The modern kitchen is well-equipped, making meal preparation a delight, while the contemporary bathroom adds a touch of luxury to daily routines.

One of the standout features of this property is the beautiful yard space, ideal for outdoor enjoyment, whether it be for gardening, hosting gatherings, or simply unwinding in the fresh air.

Conveniently located, this home is close to essential bus routes, local schools, and various amenities, making daily life effortless. Additionally, it boasts excellent network links to Manchester, Salford, and major motorways, ensuring easy access to the wider region.

A true credit to the current owner, this property is a perfect home that should not be missed. It is ready for you to move straight in and start creating lasting memories. For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

# Townsend Road, Pendlebury, M27 6ED

£200,000



- An Exceptional Mid Terraced Property
  - Modern Kitchen And Bathroom
  - On Street Parking
  - Tenure Leasehold
- Two Bedrooms
  - Sought After Location
  - Council Tax Band A
- Beautifully Presented
  - Two Reception Rooms
  - EPC Rating TBC

## Ground Floor

### Entrance

Composite double glazed frosted door to the entrance vestibule.

### Entrance Vestibule

2'10 x 2'1 (0.86m x 0.64m )

Coving, door to the reception room.

### Reception Room One

14'8 x 13'6 (4.47m x 4.11m )

UPVC double glazed window, two central heating radiators, coving, fireplace with oak mantle, dado rail, television point, staircase to the first floor, single glazed door to the second reception room.

### Reception Room Two

15'1 x 13'6 (4.60m x 4.11m )

Central heating radiator, dado rail, under staircase storage cupboard, wood effect laminate flooring, door to the kitchen, UPVC double glazed French doors to the rear.

### Kitchen

12'9 x 6'10 (3.89m x 2.08m )

UPVC double glazed window, heated towel rail, a range of panelled wall and base units, wood effect surface, PVC tiled effect splash backs, composite one and a half sink and drainer with a high spout mixer tap, integrated electric Lamona high rise oven and microwave, four ring electric hob and extractor hood, integrated fridge freezer and washing machine, under unit lighting, spotlights, integrated boiler, wood effect laminate flooring.

## First Floor

### Landing

6'6 x 5'8 (1.98m x 1.73m )

Loft access, storage cupboard, doors to two bedrooms and wet room.

### Bedroom One

13'6 x 11'6 (4.11m x 3.51m )

UPVC double glazed window, central heating radiator, fitted storage.

### Bedroom Two

12 x 6'8 (3.66m x 2.03m )

UPVC double glazed window, central heating radiator, coving.

## Wet Room

8'11 x 6'4 (2.72m x 1.93m )

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, PVC panelled elevations, PVC panelling to the ceiling, spotlights, extractor fan, linoleum flooring.

## External

### Rear

Enclosed yard with paving and stone chippings.



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