

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Pendlebury Road, Manchester, M27 4AR

### Offers Over £210,000

STUNNING THREE BEDROOM PROPERTY, PERFECT FOR A FAMILY

Nestled on Pendlebury Road in the charming area of Swinton, Manchester, this impressive end terrace house offers a delightful blend of space and modern living. With three generously sized bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

As you step inside, you are greeted by large open plan reception rooms that create a welcoming atmosphere, ideal for both entertaining and everyday living. The modern kitchen is well-equipped, providing a stylish and functional space for culinary enthusiasts. The bathroom is equally impressive, boasting stunning features that add a touch of luxury to your daily routine.

In addition to the interior comforts, this property also includes a large outhouse space, offering versatile options for storage, a workshop, or even a creative studio. The combination of spacious living areas, contemporary design, and practical outdoor space makes this home a rare find in the area.

Whether you are looking to settle down in a vibrant community or seeking a property that meets the demands of modern life, this house on Pendlebury Road is sure to impress. With its appealing features and convenient location, it presents an excellent opportunity for prospective buyers or renters alike.

For more information or to book a viewing, please contact our Swinton branch as soon as possible

# Pendlebury Road, Manchester, M27 4AR

Offers Over £210,000



- EPC Rating C
- Council Tax Band B
- Three Bedrooms
- Two Reception Rooms
- Ideal Family Home
- Viewing Essential
- Low Maintenance Exteriors
- On Street Parking
- Modern Fitted Kitchen
- Four Piece Bathroom Suite

## Entrance

### Entrance Vestibule

3'7 x 3'6 (1.09m x 1.07m)

Hardwood single glazed window, hardwood door to hallway.

### Hallway

11'9 x 3'6 (3.58m x 1.07m)

Central heating radiator, coving, smoke alarm, hard wood doors to entrance vestibule, reception room two and stairs to first floor.

### Reception Room One

12'8 x 12'1 (3.86m x 3.68m)

UPVC double glazed lead window, central heating radiator, cornice coving, multi fuel fire, slate mantle, exposed brick alcoves, opening to reception room two, hardwood floorboards.

### Reception Room Two

13'2 x 12'9 (4.01m x 3.89m)

UPVC double glazed lead window, central heating radiator, coving, open fire, tiled mantle, exposed brick alcoves, two hard wood to hallway and kitchen, hardwood floorboards.

### Kitchen

15'8 x 8 (4.78m x 2.44m )

UPVC double glazed window, central heating radiator, wall and base units panelled with hardwood effect surface, tiled splashback, stainless steel extractor hood, single ceramic sink, electric single oven, 5 ring gas hob, space for fridge/freezer, hardwood doors to storage and reception room two, UPVC double glazed frosted door to rear, hardwood floorboards.

## First Floor

### Landing

13'2 x 5'5 (4.01m x 1.65m)

Coving, smoke alarm, loft access, hardwood door to bedroom one, single glazed frosted door to bathroom, stairs to first floor.

### Inner Landing

2'9 x 2'6 (0.84m x 0.76m)

Coving, hardwood doors to bedroom two and three, hardwood floorboards.

## Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

UPVC double glazed lead window, central heating radiator, hardwood door to landing, hardwood floorboards.

## Bedroom Two

12'9 x 10'8 (3.89m x 3.25m)

UPVC double glazed lead window, central heating radiator, hardwood door to landing, hardwood floorboards.

## Bedroom Three

10 x 5'2 (3.05m x 1.57m)

UPVC double glazed lead window, central heating radiator, hardwood doors to landing and storage, hardwood floorboards.

## Bathroom

11'5 x 7'7 (3.48m x 2.31m)

UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with mixer tap, freestanding bath with tall mixer tap, direct feed shower, extractor fan, spotlights, hardwood single glazed frosted door to landing, lino flooring.

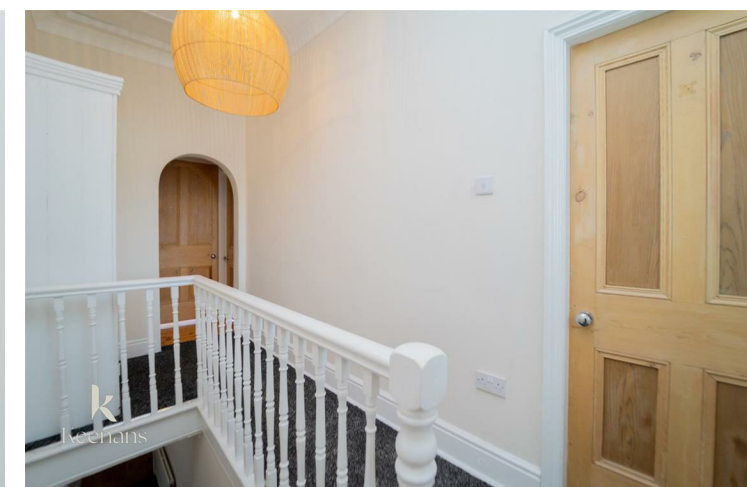
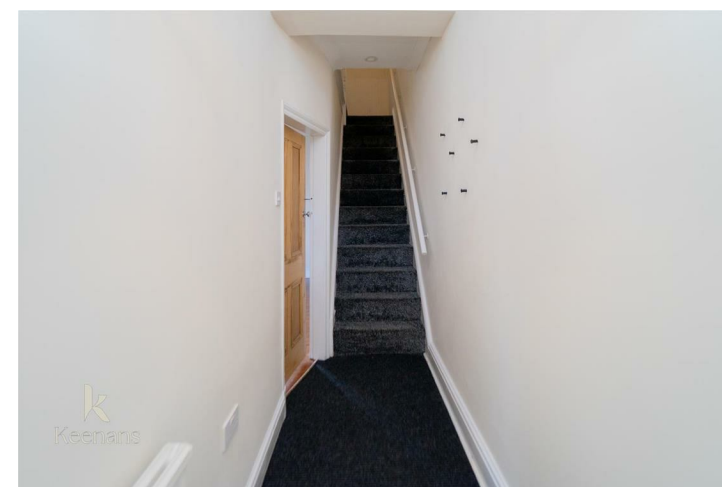
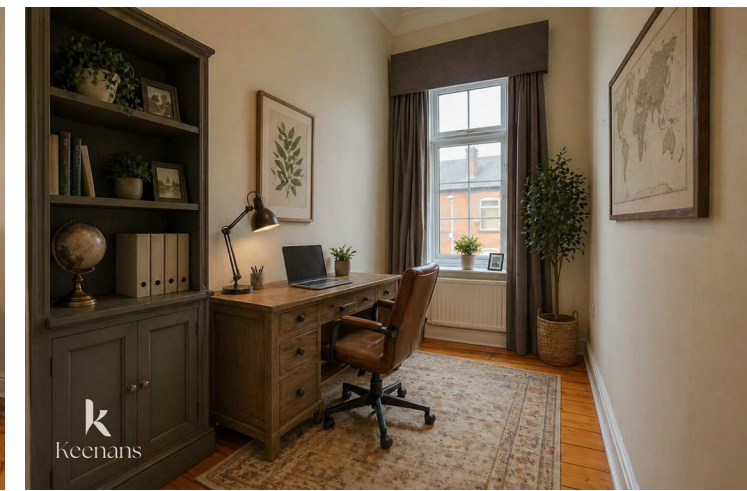
## External

### Front

Paved front garden.

### Rear

Paved yard, large out house.



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