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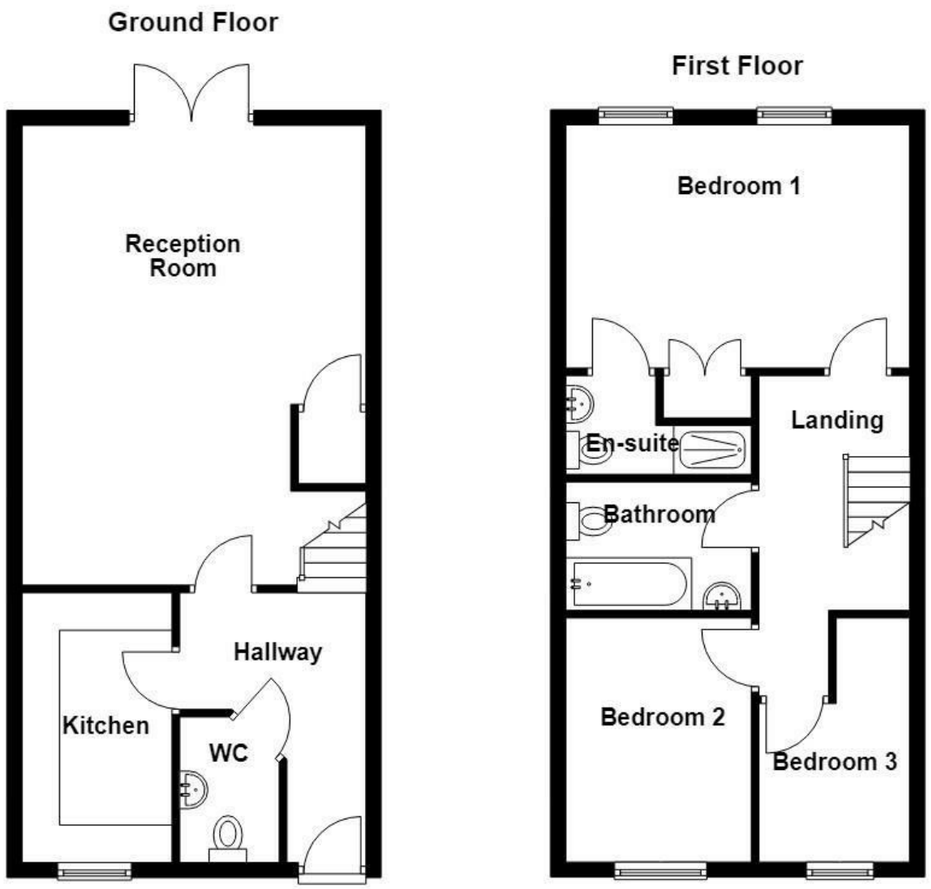

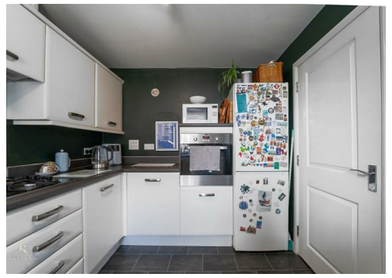

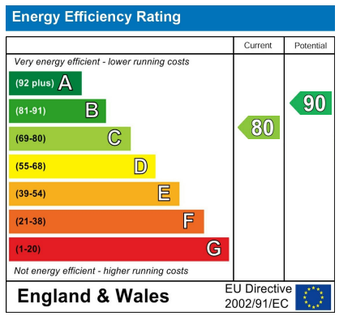

Sillavan Close, Swinton, M27 4FS

Offers Over £280,000

SOLD WITH NO ONWARDS CHAIN!

Welcome to this charming semi-detached house located on Sillavan Close in the desirable area of Pendlebury. This delightful property boasts a spacious reception room, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, including a main bedroom that features an en suite bathroom, this home is ideal for families or those seeking extra space.

The property also benefits from a boarded loft, complete with a loft hatch and ladders, providing additional storage options or the potential for further development. Off-road parking is available on the driveway, ensuring convenience for you and your visitors.

Step outside to discover an enclosed rear garden, which features a lovely decked seating area, perfect for enjoying the outdoors during warmer months. This space is ideal for family gatherings, barbecues, or simply unwinding in a tranquil setting.

With its combination of comfort, practicality, and outdoor space, this semi-detached house on Sillavan Close is a wonderful opportunity for anyone looking to settle in Pendlebury. Don't miss your chance to make this lovely property your new home.

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.

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Sillavan Close, Swinton, M27 4FS

Offers Over £280,000

3 2 1 C

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hallway

19'6 x 3'3 (5.94m x 0.99m)

Front entrance door, alarm system, smoke alarm, laminate flooring, stairs to the first floor and doors to WC, kitchen and reception room.

WC

6'4 x 4'4 (1.93m x 1.32m)

Central heating radiator, dual flush WC, pedestal wash basin and Vinyl flooring.

Kitchen

11'9 x 6'7 (3.58m x 2.01m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, electric oven in a high rise unit, four ring gas hob, Bosch washing machine, Bosch fridge freezer and laminate flooring.

Reception Room

20' x 15'1 (6.10m x 4.60m)

UPVC double glazed window, 2 central heating radiators, storage cupboard, laminate flooring, carpet and UPVC double glazed French doors to the rear with windows to the side.

First Floor

Landing

12' x 6'6 (3.66m x 1.98m)

Doors to three bedrooms and bathroom, storage cupboard.

Bedroom One

15' x 10'8 (4.57m x 3.25m)

Double glazed window, central heating radiator, part laminate flooring and carpet, fitted mirrored wardrobe and door to the en suite.

En Suite

8'1 x 4'4 (2.46m x 1.32m)

Towel rail, dual flush WC, pedestal wash basin, electric shower unit, part tiled elevations, spotlights and extractor fan.

Bedroom Two

10'8 x 8'1 (3.25m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'9 x 6'6 (3.58m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 4'8 (2.46m x 1.42m)

UPVC double glazed window, towel rail, dual flush WC, pedestal wash basin, panelled bath, part tiled elevations, spotlights and extractor fan.

External

Front

Stone chipped bedding and driveway with security light providing off road parking.

Rear

Laid to lawn garden with artificial grass, porcelain tile and decked area.

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