



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 83        |
| (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 |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Dalton Drive, Pendlebury, M27 8UD

£220,000

THREE BEDROOM SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Situated on Dalton Drive in the charming area of Pendlebury, Swinton, Manchester, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and investors alike. The property boasts a large wrap-around garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The kitchen is well-appointed, providing ample space for culinary endeavours and family gatherings. Additionally, the convenience of a downstairs bathroom enhances the practicality of the home.

The first floor features three generously sized bedrooms, each offering a comfortable retreat for family members or guests. The layout of the property is designed to maximise space and light, creating a pleasant living environment.

# Dalton Drive, Pendlebury, M27 8UD

£220,000

 **n**  **n**  **n**  **C**

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Wrap Around Gardens
- Council Tax Band A

## Ground Floor

### Entrance Hallway

4'6 x 4' (1.37m x 1.22m)

UPVC double glazed front entrance door, central heating radiator, smoke alarm, stairs to the first floor and door to the reception room.

### Reception Room

13'3 x 10'10 (4.04m x 3.30m)

UPVC double glazed window, central heating radiator, meter cupboard and door to the kitchen.

### Kitchen

9'6 x 9' (2.90m x 2.74m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, oven, four ring gas hob, extractor hood, plumbing for washing machine, understairs storage, wood effect flooring, door to the bathroom and UPVC door to the rear.

### Bathroom

8'9 x 5'9 (2.67m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, storage, PVC panelled elevations, extractor fan, PVC panelled ceiling and wood effect flooring.

## First Floor

### Landing

6'8 x 2'7 (2.03m x 0.79m)

UPVC double glazed frosted window, loft access, smoke alarm and doors to three bedrooms.

### Bedroom One

12'9 x 10'10 (3.89m x 3.30m)

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

### Bedroom Two

11'5 x 8'7 (3.48m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'5 x 6'7 (2.57m x 2.01m)

UPVC double glazed window and central heating radiator.

## External

## Front

Laid to lawn garden with a stone chipped driveway providing off road parking.

## Rear

Enclosed laid to lawn garden with stone paving and planted beds.



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