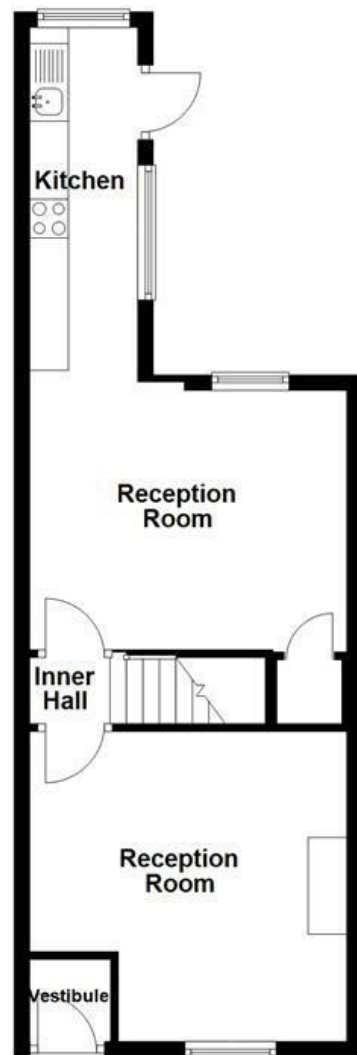


Ground Floor



First Floor



Warwick Street, Pendlebury, M27 6DX

Offers Over £190,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT


Nestled on the charming Warwick Street in Pendlebury, this delightful mid-terrace house boasts an attractive red brick facade that immediately captures the eye. Internally, the property is well presented, allowing prospective buyers to move straight in without the need for extensive renovations.

With two spacious reception rooms, this home offers ample space for relaxation and entertaining. The two bedrooms provide comfortable sleeping quarters, making it an ideal choice for first-time buyers or those seeking a rental investment. The single bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is its low maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your new home. The location is particularly advantageous, with easy access to major commuter routes and public transport links, making it a perfect base for those who travel for work or leisure.

In summary, this property on Warwick Street presents a wonderful opportunity for anyone looking to enter the housing market or expand their investment portfolio. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.

Warwick Street, Pendlebury, M27 6DX

Offers Over £190,000

 2  1  2  C

- Mid Terraced Property
 - Fitted Kitchen With Appliances
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Four Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Enclosed yard, decking and paving.

Vestibule

3'6 x 3'5 (1.07m x 1.04m)
UPVC double glazed frosted entrance door, central heating radiator and door to reception room one.

Reception Room One

13'5 x 13'2 (4.09m x 4.01m)
UPVC double glazed window, central heating radiator, log burning stove, TV point, wood effect flooring and door to inner hall.

Inner Hall

Wood effect flooring, stairs to first floor and door to reception room two.

Reception Room Two

13'6 x 11' (4.11m x 3.35m)
UPVC double glazed window, central heating radiator, coving, spotlights, under stairs storage and open access to kitchen.

Kitchen

15'1 x 4'7 (4.60m x 1.40m)
Two UPVC double glazed windows, central heating radiator, high gloss wall and base units, laminate worktops, integrated oven, grill and microwave in high rise unit, four burner gas hob, extractor hood, tiled splash back, composite sink with draining board and mixer tap, plumbing for washing machine, integrated dishwasher, integrated fridge and freezer, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Central heating radiator, loft access, coving and doors to two bedrooms and bathroom.

Bedroom One

13'7 x 13'1 (4.14m x 3.99m)
UPVC double glazed window, central heating radiator, coving, ceiling fan and wood effect flooring.

Bedroom Two

8'6 x 8' (2.59m x 2.44m)
UPVC double glazed window, central heated towel rail and coving.

Bathroom

14'2 x 4'7 (4.32m x 1.40m)
UPVC double glazed frosted window, central heating radiator, coving, spotlights, low flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed rainfall shower with rinse head in double enclosure, extractor fan, part tiled elevation and wood effect flooring.

External

Front

Courtyard with slate chippings.

Rear



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