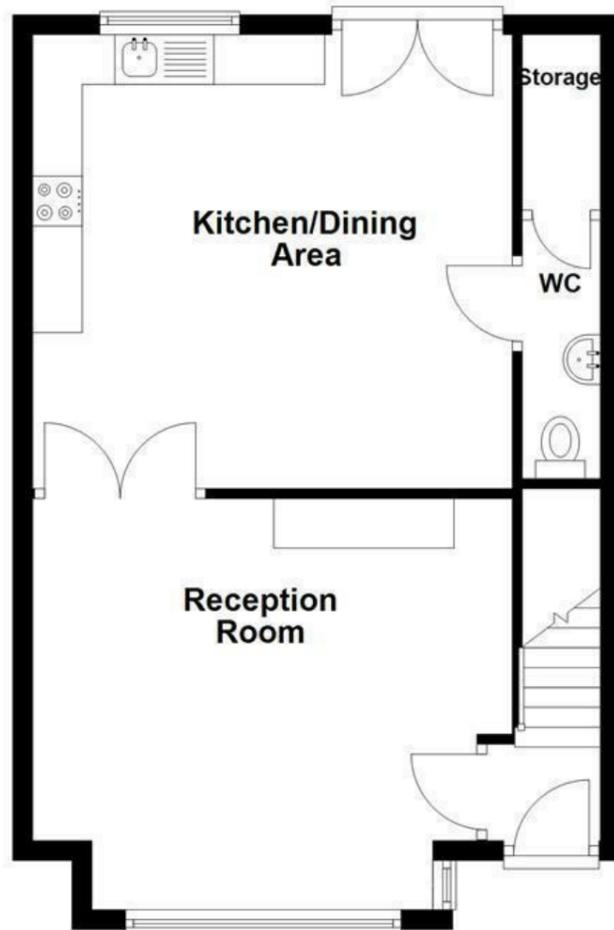
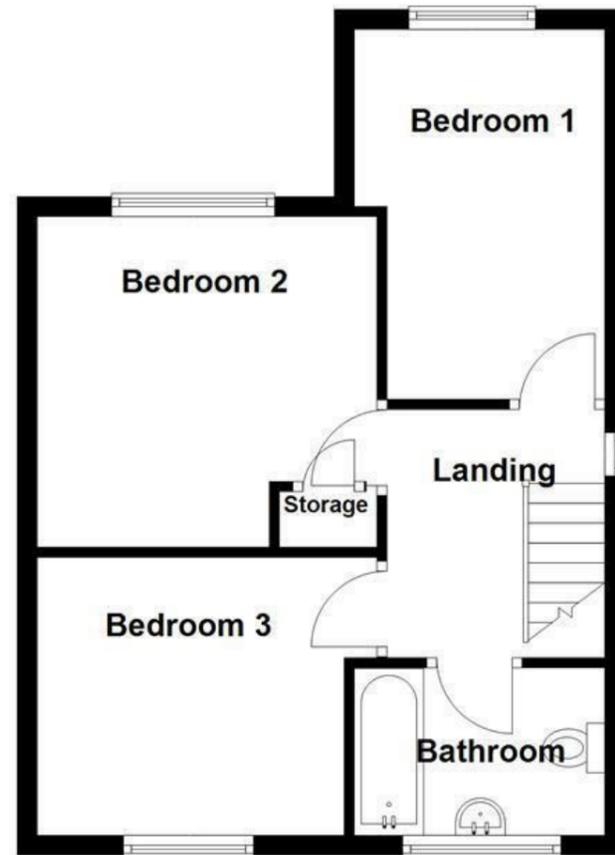


Ground Floor



First Floor



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

## High Bank Road, Manchester, M27 4FY

£270,000

THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Located on High Bank Road in the charming area of Pendlebury, Swinton, Manchester, this delightful detached house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped and designed for convenience, making meal preparation a pleasure. Additionally, the property features a downstairs WC, adding to the practicality of the home.

One of the standout features of this property is the large, low-maintenance rear garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The garden offers ample room for children to play or for gardening enthusiasts to cultivate their green thumb.

# High Bank Road, Manchester, M27 4FY

£270,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- Off Road Parking
- Three Generously Sized Bedrooms
- Fitted Kitchen/Dining Area
- Ideal Family Home With Viewing Essential
- Abundance Of Garden Space
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite frosted door to entrance hall.

### Entrance Hall

3'8 x 3'7 (1.12m x 1.09m)

Central heating radiator, door to reception room, stairs to first floor and wood effect laminate flooring.

### Reception Room

14'7 x 11'4 (4.45m x 3.45m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and double doors to kitchen/dining area.

### Kitchen/Dining Area

16'8 x 15' (5.08m x 4.57m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work top, composite sink and drainer with mixer tap, electric oven and four ring gas hob, extractor hood, plumbed for washing machine, space for fridge freezer, Velux window, spotlights, wood effect laminate flooring, door to WC and UPVC frosted door to rear.

### WC

8'1 x 3'11 (2.46m x 1.19m)

Central heating radiator, dual flush WC, wall mounted wash basin, spotlights, part tiled elevation, storage and tiled floor.

## First Floor

### Landing

8'1 x 6'6 (2.46m x 1.98m)

UPVC frosted window, loft access, doors to three bedrooms and bathroom.

### Bedroom One

14'9 x 8'1 (4.50m x 2.46m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window, central heating radiator and storage.

### Bedroom Three

11'8 x 9'2 (3.56m x 2.79m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

8'4 x 5'5 (2.54m x 1.65m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled bath with mixer tap, direct feed rainfall shower, extractor fan, tiled elevation and tiled effect lino flooring.

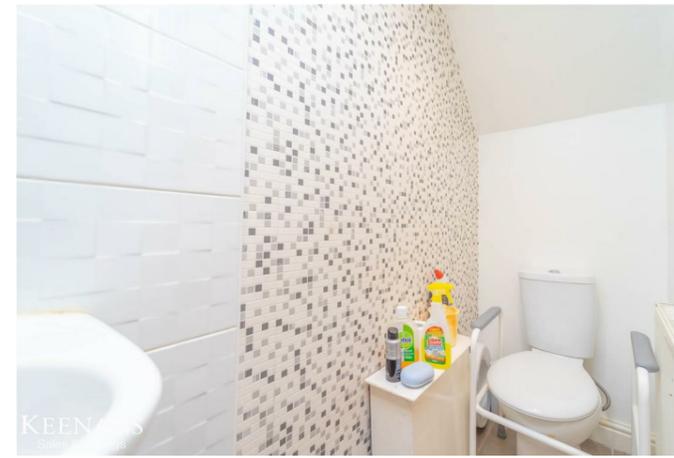
### External

#### Front

Driveway, block paving and slate chippings

#### Rear

Enclosed paved garden with artificial grass.



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