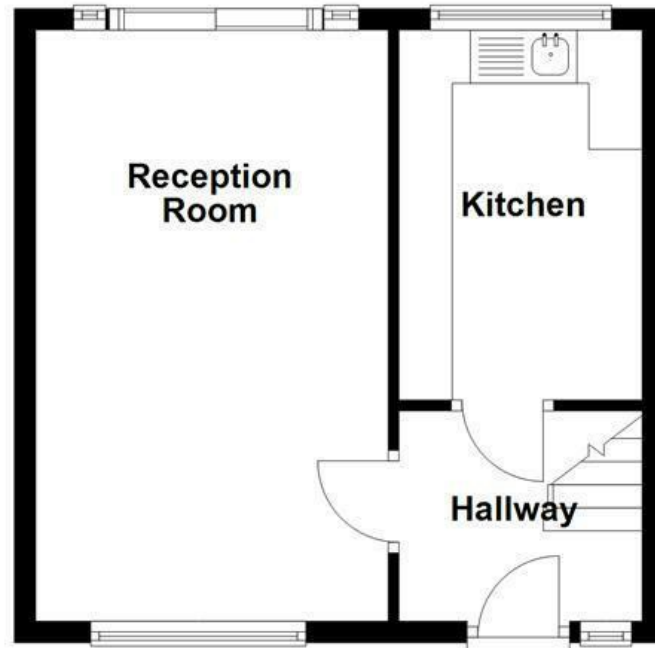
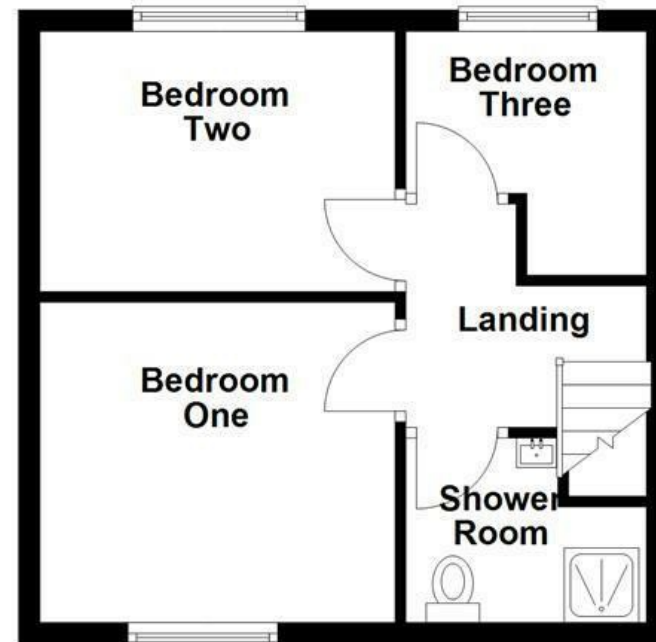


Ground Floor



First Floor



Westwood Drive, Manchester, M27 4JJ

£230,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Nestled in the charming area of Pendlebury, Swinton, Manchester, this delightful three-bedroom house on Westwood Drive presents an exceptional opportunity for Savvy investors. The property boasts a modern design throughout, ensuring a fresh and inviting atmosphere that is ready for you to move in without delay.

As you step inside, you will be greeted by a well-appointed living space that seamlessly combines comfort and style. The contemporary finishes and thoughtful layout make it an ideal setting for family life or entertaining guests. Each of the three bedrooms offers ample space, providing a perfect retreat for relaxation.

The location is another highlight, with Pendlebury offering a friendly community vibe and convenient access to local amenities. Whether you are looking to enjoy nearby parks, shops, or schools, everything you need is within easy reach.

This house is not just a home; it is a fantastic investment opportunity in a growing area. With its modern features and move-in readiness, it is sure to attract interest from a variety of buyers. Do not miss your chance to own this lovely property in a sought-after location. Arrange a viewing today and discover the potential that awaits you at Westwood Drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C	71		
(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.

Westwood Drive, Manchester, M27 4JJ

£230,000

 3  1  1  C

- An Envious Semi Detached Property
- Potential To Extend
- Tenure Freehold
- Council Tax Band B
- Three Bedrooms
- Close To Amenities And Motorway Links
- EPC Rating C
- Modern Throughout
- Perfect Family Home
- Off Road Parking

Ground Floor

Entrance

Composite door with frosted window to the hallway.

Hallway

6'5 x 7'9 (1.96m x 2.36m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect laminate flooring, stairs to first floor, doors to reception room one and kitchen.

Reception Room

18'2 x 10'10 (5.54m x 3.30m)

UPVC double glazed window, double glazed French doors and window to garden, central heating radiators, multi fuel cast iron fire with wooden mantle.

Kitchen

11'5 x 7'6 (3.48m x 2.29m)

UPVC double glazed window, central heating radiator, a range of panelled wood wall and base units, laminate surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine, oven and fridge freezer, wood effect laminate flooring

First Floor

Landing

UPVC double glazed frosted window, loft access, doors to bedroom one, two, three and bathroom.

Bedroom One

10'11 x 9'3 (3.33m x 2.82m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Two

10'11 x 8 (3.33m x 2.44m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Three

7'11 x 7'7 (2.41m x 2.31m)

UPVC double glazed window, central heating radiator.

Bathroom

5'8 x 7'7 (1.73m x 2.31m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a vanity top wash

basin with mixer tap, dual flush WC, direct feed rainfall walk in shower .PVC marble effect panelled elevations, wood effect laminate flooring.

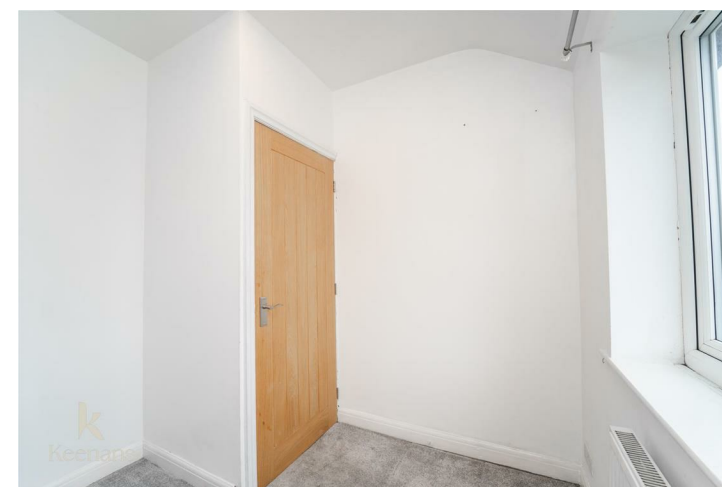
External

Front

Driveway with stone chip surround, slate stone chip bedding.

Rear

Paved areas, laid to law, bedding areas.



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