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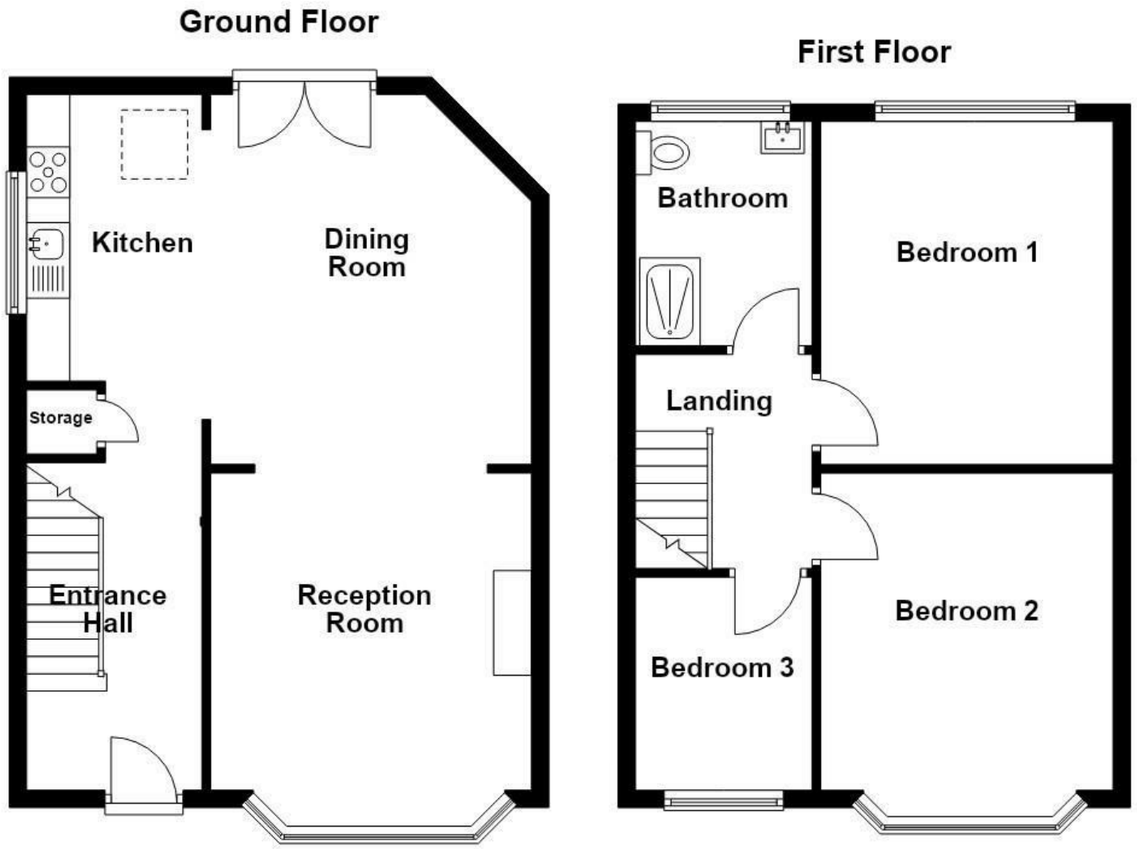









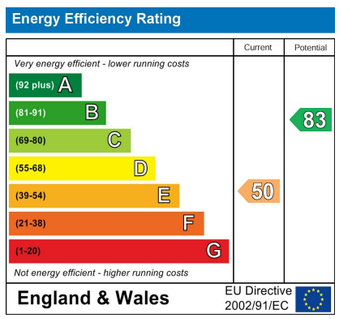

Bolton Road, Pendlebury, M27 8UY

Offers Over £290,000

MODERNISED THREE BEDROOM HOME SOLD WITH NO CHAIN DELAY

Welcome to this modern three-bedroom semi-detached home located on Bolton Road in Pendlebury. This delightful property boasts a spacious driveway, providing ample parking for multiple vehicles, which is a rare find in the area.

As you step inside, you will be greeted by an open-plan kitchen and reception area, designed with contemporary living in mind. The kitchen is fitted with modern appliances, making it a perfect space for both cooking and entertaining. The seamless flow between the kitchen and reception area creates a warm and inviting atmosphere, ideal for family gatherings or socialising with friends.

The property features a large rear garden, which is a fantastic outdoor space for children to play or for hosting summer barbecues. The decking area adds an extra touch of charm, providing a lovely spot to relax and enjoy the sunshine.

This home is perfect for families or professionals seeking a comfortable and stylish living environment. With its modern features and generous outdoor space, it offers a wonderful

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.

113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

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Offers Over £290,000

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- FULLY MODERNISED THROUGHOUT
- DETACHED GARAGE
- COUNCIL TAX BAND C
- SEMI DETACHED HOME
- THREE BEDROOMS
- PERFECT FAMILY HOME
- NO ONWARDS CHAIN
- DRIVEWAY
- TENURE FREEHOLD
- VIEWING ESSENTIAL

Ground Floor

Entrance Hall

6'8 x 11'5 (2.03m x 3.48m)

UPVC double glazed door, opening to kitchen, stairs to first floor, laminate flooring, smoke alarm, meter store cupboard, understairs storage, spotlights.

Kitchen

6'8 x 16 (2.03m x 4.88m)

Velux window, high gloss wall and base units, solid wood worktop, ceramic sink with mixer tap, double draining board, gas hob, integrated double oven, stainless steel extractor hood, island, integrated fridge freezer, plumbing for dishwasher, plumbing for washing machine, spotlights, laminate flooring, opening to dining room.

Dining Room

12'2 x 14 (3.71m x 4.27m)

Central heating radiator, spotlights, laminate flooring, French doors leading to garden, opening to reception room.

Reception Room

12'2 x 12 (3.71m x 3.66m)

Bay window, central heating radiator, wall inset fire, laminate flooring.

First Floor

Landing

7'2 x 8'2 (2.18m x 2.49m)

UPVC double glazed, smoke alarm, doors leading to bedroom one, two, three and bathroom.

Bedroom 1

11'1 x 12 (3.38m x 3.66m)

Bay window, central heating radiator.

Bedroom 2

11'1 x 13 (3.38m x 3.96m)

UPVC double glazed window, central heating radiator.

Bedroom 3/Office Space

7'2 x 8'1 (2.18m x 2.46m)

UPVC double glazed window, central heating radiator.

Shower Room

7'2 x 8'6 (2.18m x 2.59m)

UPVC double glazed window, central heating rail, dual flush WC, vanity top wash basin with waterfall tap, direct feed walk in shower, extractor fan, spotlights, fully tiled elevations, tiled flooring.

External

Front

Paved patio area and driveway for multiple cars leading to garage.

Rear

Newly fitted composite decking, laid to lawn grass.

















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