Keenans



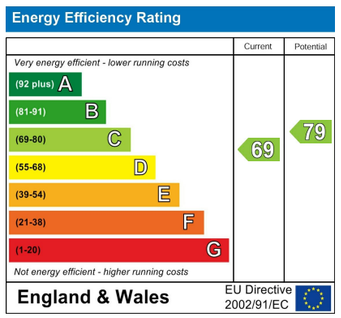
Total area: approx. 62.7 sq. metres (674.5 sq. feet)











Pendlebury Road, Manchester, M27 4AG

£175,000

AN ENVIABLE FIRST TIME HOME

This two bedroom mid terraced property offers a perfect blend of comfort and convenience. Ideal for first-time buyers or small families, this property is just a short stroll away from local shops, ensuring that everyday amenities are easily accessible.

The spacious rooms within the house provide a welcoming atmosphere, allowing for both relaxation and entertaining. Each bedroom is generously sized, offering ample space for furnishings and personal touches. The layout of the home is designed to maximise light and space, creating a warm and inviting environment.

One of the standout features of this property is the low-maintenance rear garden. This outdoor space is perfect for enjoying the fresh air without the burden of extensive upkeep, making it an ideal spot for summer barbecues or simply unwinding after a long day.

Additionally, the excellent transport links nearby make commuting to the city a breeze, providing easy access to all that Manchester has to offer. Whether you are looking to explore the vibrant city life or enjoy the tranquillity of suburban living, this home presents a wonderful opportunity.

In summary, this two-bedroom mid-terraced house on Pendlebury Road is a fantastic choice for those seeking a comfortable and convenient lifestyle in Swinton. With its spacious interiors, low-maintenance garden, and proximity to local amenities and transport, it is a property not to be missed.

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

Pendlebury Road, Manchester, M27 4AG

£175,000

2 1 2 C

- Council Tax Band - A
- On Street Parking
- No Chain Delay
- Ideal First Time Buy With Viewing Essential
- Tenure - Freehold
- Excellent Transport Links To the City
- Low Maintenance Garden
- EPC Rating C
- Two Living Areas
- Walking Distance To Local Shops

Ground Floor

Entrance Vestibule
3 x 3 (0.91m x 0.91m)

Reception Room
13 x 13 (3.96m x 3.96m)

Kitchen
13 x 11 (3.96m x 3.35m)

Dining Room
6 x 11 (1.83m x 3.35m)

First floor

Landing
6 x 3 (1.83m x 0.91m)

Bedroom One
13 x 13 (3.96m x 3.96m)

Bedroom Two
10 x 3 (3.05m x 0.91m)

Bathroom
6 x 7 (1.83m x 2.13m)

External

Rear
Artificial grass. paved patio area.

Front
Enclosed courtyard.










Tel: 01617939622

www.keenans-estateagents.co.uk