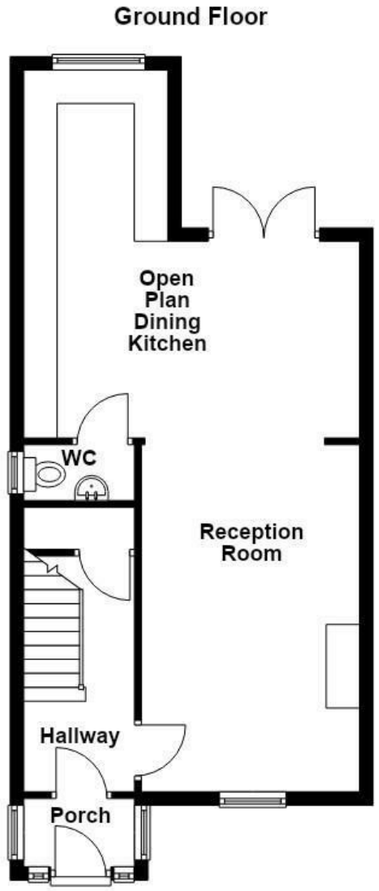
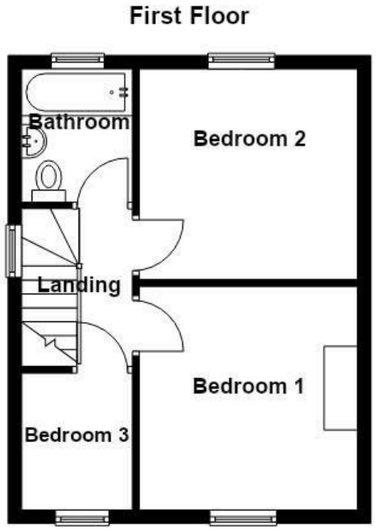
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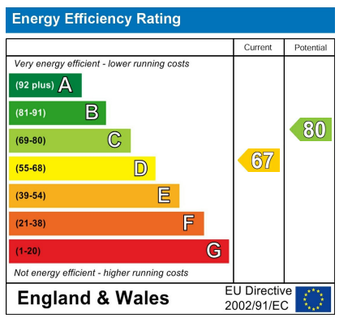












Pendlebury Road, Pendlebury, M27 4AY

Offers Over £250,000

THREE BEDROOM SEMI DETACHED - IDEAL FAMILY HOME

This detached house offers a perfect blend of comfort and style. With its neutral white decor, the interior exudes a fresh and inviting atmosphere, making it an ideal canvas for personalisation.

This spacious three-bedroom home is designed to accommodate families or professionals seeking ample living space. Each bedroom is generously sized, providing a peaceful retreat for rest and relaxation. The open-plan layout of the living areas enhances the sense of space, allowing for easy movement and interaction.

One of the standout features of this property is the expansive rear garden. This outdoor space is perfect for entertaining guests, enjoying family gatherings, or simply unwinding in the fresh air. The garden offers a wonderful opportunity for gardening enthusiasts or those who appreciate outdoor leisure.

Located in a well-connected area, this home benefits from nearby amenities, schools, and transport links, making it a convenient choice for daily living. Whether you are looking to settle down or invest, this property on Pendlebury Road presents a fantastic opportunity to enjoy a comfortable lifestyle in a vibrant community.

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.

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Pendlebury Road, Pendlebury, M27 4AY

Offers Over £250,000

3 | 1 | 1 | D

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Modern Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Porch

5'5 x 3'4 (1.65m x 1.02m)

UPVC front entrance door, UPVC double glazed windows, PVC panelled ceiling with spotlights and UPVC door to the hallway.

Hallway

11'7 x 5'5 (3.53m x 1.65m)

Central heating radiator, stairs to the first floor and doors to storage and reception room one.

Reception Room One

17' x 10'9 (5.18m x 3.28m)

UPVC double glazed window, central heating radiator, electric fire, television point and open to the dining kitchen.

Dining Kitchen

18'1 x 16'4 (5.51m x 4.98m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with quartz surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, double oven in a high rise unit, induction hob, extractor hod, integrated fridge freezer, washing machine and dishwasher, spotlights, tiled flooring, door to the WC and UPVC double glazed French doors to the rear.

WC

5'5 x 2'9 (1.65m x 0.84m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin and tiled flooring.

First Floor

Landing

6'7 x 5'9 (2.01m x 1.75m)

UPVC double glazed window and doors to three bedrooms and bathroom.

Bedroom One

11' x 10'6 (3.35m x 3.20m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'6 x 10'4 (3.20m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'9 x 5'9 (2.06m x 1.75m)

UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights and vinyl flooring.

External

Front

Paved driveway providing off road parking.

Rear

Laid to lawn garden with decked area.

















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