



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Station Road, Pendlebury, M27 6BT

£285,000

AN EXQUISITE VICTORIAN SEMI DETACHED PROPERTY

Nestled on Station Road in the charming area of Pendlebury, Swinton,, this exquisite Victorian semi-detached house is a true gem. Having been meticulously updated and presented to the highest standard, this property boasts immaculate interiors and an abundance of both indoor and outdoor space, making it an ideal choice for families seeking comfort and style.

As you step inside, you will be greeted by a harmonious blend of character and modernity. The home features three generously sized double bedrooms, providing ample space for rest and relaxation. The two inviting living areas are perfect for family gatherings or quiet evenings in, while the stunning gardens offer a serene outdoor retreat for both play and leisure.

This property is not only a visual delight but also a practical choice, conveniently located near bus routes, local schools, and essential amenities. Furthermore, it enjoys excellent transport links to Manchester, Salford, and major motorways, ensuring that you are well-connected to the wider region.

A true credit to its current owner, this home has been transformed into a luxurious and stylish family residence, ready for you to move straight in. With its high-quality finishes and thoughtful design, this property is sure to impress and meet the needs of any growing family. Don't miss the opportunity to make this stunning house your new home.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Station Road, Pendlebury, M27 6BT

£285,000

3 1 2 D

- Stunning Victorian Semi Detached Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

24'9 x 5'2 (7.54m x 1.57m)
Composite double glazed frosted leaded front door, coving, corbel, meter cupboard, solid wood flooring, doors leading to WC, dining room, reception room, kitchen and stairs to first floor.

WC

6'1 x 2'1 (1.85m x 0.64m)
Dual flush WC, pedestal wash basin with traditional taps, tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

Dining Room

17'0 x 13'3 (5.18m x 4.04m)
UPVC double glazed bay window, central heating radiator, coving, ceiling rose, open coal gas fire with granite hearth and tiled surround, meter cupboard and wood effect laminate flooring.

Reception Room

14'0 x 12'7 (4.27m x 3.84m)
Two UPVC double glazed window, central heating radiator, coving, picture rail, cast iron multifuel burner with stone hearth and oak surround, television point and solid wood flooring.

Kitchen

16'0 x 9'4 (4.88m x 2.84m)
UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, ceramic Belfast with mixer tap, three door range with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar, pendant lighting, wood effect laminate flooring and composite double glazed door to rear.

First Floor

Landing

20'2 x 5'9 (6.15m x 1.75m)
Loft access, over stairs storage, hardwood doors to three bedrooms and bathroom.

Bedroom One

18'4 x 13'10 (5.59m x 4.22m)
Two UPVC double glazed sash windows, central heating radiator, ceiling rose and fitted wardrobe.

Bedroom Two

14'0 x 12'1 (4.27m x 3.68m)
UPVC double glazed window, central heating radiator, ceiling rose and over head storage.

Bedroom Three

10'2 x 9'7 (3.10m x 2.92m)
UPVC double glazed window, central heating radiator and original cast iron fireplace.

Bathroom

9'9 x 6'5 (2.97m x 1.96m)
UPVC double glazed frosted window, central heated towel rail, rolltop bath with mixer tap, low basin WC, pedestal wash basin with traditional taps, direct feed rainfall double shower enclosed with rinse head, tiled elevations, spotlights and tiled effect vinyl flooring.

External

Rear

Laid to lawn garden with stone chippings, Indian stone paving, pergola, bedding, mature shrubbery, outbuilding and bin store.

Front

Stone chip garden with mature shrubbery.

