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Station Road, Pendlebury, M27 6BT

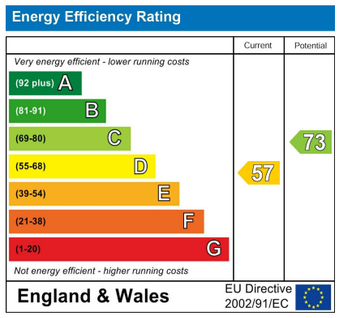
Offers Over £280,000

Nestled on Station Road in the charming area of Pendlebury, Swinton, Manchester, this delightful four-bedroom house offers a perfect blend of traditional features and modern living. As you step inside, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the well-appointed kitchen, which flows seamlessly into a lovely conservatory, creating a bright and inviting atmosphere.

The property boasts four generously sized bedrooms, each offering a comfortable retreat for family members or guests. The exposed brick feature wall in the living area, complemented by a cosy gas fire, adds a touch of character and warmth to the home, making it an ideal space for gatherings during the colder months.

Outside, you will find a large garage, providing convenient storage or parking options, along with low-maintenance gardens that allow you to enjoy the outdoors without the hassle of extensive upkeep. This home is perfect for those seeking a blend of comfort, style, and practicality in a sought-after location.

With its spacious layout and traditional charm, this property is a wonderful opportunity for families or anyone looking to settle in a vibrant community. Don't miss the chance to make this charming house your new home.



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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Station Road, Pendlebury, M27 6BT

Offers Over £280,000

4 1 2 D

- Semi Detached Property
- Two Spacious Reception Rooms
- On Street Parking
- EPC Rating D
- Four Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Vestibule
4'10 x 3'10 (1.47m x 1.17m)

UPVC front entrance door and door to the hallway.

Hallway
26' x 4'10 (7.92m x 1.47m)

Central heating radiator, picture rail, cornice coving, stairs to the first floor, understairs storage and doors to reception room two and kitchen.

Reception Room Two
13'10 x 12'10 (4.22m x 3.91m)

UPVC double glazed window, central heating radiator, wall inset gas fire with brick surround and open to reception room one.

Reception Room One
13'10 x 12'10 (4.22m x 3.91m)

UPVC double glazed bay window, wall inset gas fire with brick surround, television point and coving.

Kitchen
20'6 x 11'7 (6.25m x 3.53m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, ceramic sink with drainer and mixer tap, electric double oven in a high rise unit, gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer, television point, picture rail, coving, ceiling fan, laminate flooring and door to the conservatory.

Conservatory
10'9 x 4'9 (3.28m x 1.45m)

UPVC double glazed window, wood cladded ceiling with spotlights, tiled flooring and UPVC door to the rear.

First Floor

Landing
3'9 x 3'5 (1.14m x 1.04m)

Central heating radiator, picture rail, coving, smoke alarm, loft access and doors to four bedrooms and bathroom.

Bedroom One
13'11 x 11'9 (4.24m x 3.58m)

UPVC double glazed window and central heating radiator.

Bedroom Two
13'9 x 9'6 (4.19m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Three
11'7 x 10'2 (3.53m x 3.10m)

Bedroom Four
10'2 x 8'3 (3.10m x 2.51m)

Shower Room
9'3 x 8'5 (2.82m x 2.57m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, coving and ceiling fan.

External

Front
Block paved courtyard with planted beds and access to the rear.

Rear
Block paved and artificial lawn garden with planted beds and access to the garage.

Garage
19'9 x 10'5 (6.02m x 3.18m)










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