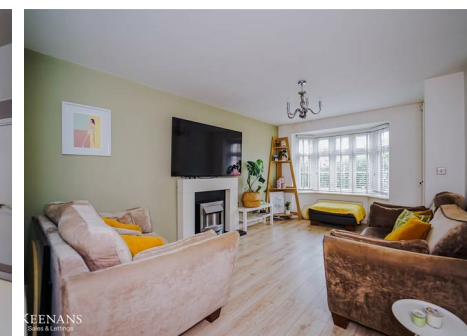




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Banksman Way, Pendlebury, M27 8WD

£375,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, enviable gardens and stylish decoration, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Swinton on a popular estate. With modern fixtures and fittings, open plan kitchen diner and converted garage, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly, a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to a kitchen diner which guides you through to an inner hallway and out to the rear. The inner hallway leads on to a second reception room/fifth bedroom, WC and out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a garden with mature shrubs, stone chip and paved areas and driveway.

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

Banksman Way, Pendlebury, M27 8WD

£375,000



- Exquisite Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Ample Living Space
- Tenure Leasehold
- Two Bathrooms
- Immaculate Garden to Rear
- Council Tax Band C

Ground Floor

Entrance Hall

7'0 x 4'4 (2.13m x 1.32m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, tiled flooring, doors leading to reception room and stairs to first floor.

Reception Room

16'7 x 10'9 (5.05m x 3.28m)

UPVC double glazed bay window, central heating radiator, gas fire with granite effect hearth and surround, television point, wood effect laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

16'7 x 10'9 (5.05m x 3.28m)

Two UPVC double glazed windows, central heating radiator, spotlights, range of wall and base units with wood effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine and dishwasher, understairs storage, tiled flooring, door to inner hall and UPVC double glazed French doors to rear.

Inner Hall

4'1 x 3'5 (1.24m x 1.04m)

UPVC double glazed window, central heating radiator and lino flooring.

Reception Room Two/Bedroom Five

16'3 x 8'8 (4.95m x 2.64m)

UPVC double glazed window, central heating radiator and lino flooring.

WC

4'11 x 4'1 (1.50m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, Ideal boiler and tiled flooring.

First Floor

Landing

9'10 x 5'4 (3.00m x 1.63m)

Smoke detector, loft access, doors leading to four bedrooms and family bathroom.

Bedroom One

14'10 x 10'8 (4.52m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage and door to en suite.

En Suite

6'11 x 4'5 (2.11m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

Bedroom Two

12'2 x 8'8 (3.71m x 2.64m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'1 x 7'6 (3.68m x 2.29m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

8'9 x 7'9 (2.67m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'4 (2.06m x 1.93m)

Central heated towel rail, PVC panel bath with mixer tap and over head rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Stone chippings and off road parking.



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