



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			90
(81-91) B		73	
(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.

## Pendlebury Road, Swinton, M27 4BA

### Offers Around £170,000

AN EXCEPTIONAL FIRST TIME HOME

Having been well maintained throughout with spacious rooms and bursting with potential, this two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Swinton. With a fantastic open plan kitchen/dining area, two generously sized bedrooms and situated within a convenient location, this property is the perfect first time home for any small family or couple looking to put their own personal stamp on! 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 and spacious reception room leads through to an inner hallway. The inner hallway guides you on to a contemporary fitted kitchen/dining area and staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a three piece bathroom suite. Externally, there is an enclosed yard to the rear.

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



# Pendlebury Road, Swinton, M27 4BA

## Offers Around £170,000



- Mid Terraced Property
- Modern Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating C
- Two Bedrooms
- Perfect Investment Opportunity
- Tenure Leasehold
- Three Piece Bathroom
- Spacious Interiors
- Council Tax Band A

### Ground Floor

#### Reception Room

13'11 x 13'3 (4.24m x 4.04m )

UPVC front door, UPVC double glazed window, upright central heating radiator, spotlights, meter cupboard, television point and door to inner hall.

#### Inner Hall

3'3 x 2'7 (0.99m x 0.79m)

Smoke detector, tiled flooring, open to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed window, central heating radiator, spotlights, range of high gloss wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, understairs storage, tiled flooring and UPVC door to rear.

### First Floor

#### Landing

6'6 x 6'1 (1.98m x 1.85m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

#### Bedroom One

13'11 x 13'3 (4.24m x 4.04m )

UPVC double glazed window, central heating radiator, original fireplace and over stairs storage.

#### Bedroom Two

10'11 x 7'1 (3.33m x 2.16m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 6'6 (2.39m x 1.98m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath mixer tap and over head electric feed shower, tiled elevations, integrated linen cupboard, wood cladding to ceiling, spotlights and granite effect vinyl flooring.

### Exterior

#### Rear

Enclosed yard with paving and slate chippings.

