



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 4AR

### Offers Over £210,000

SPACIOUS MID TERRACED PROPERTY NOT TO BE MISSED

Situated on Pendlebury Road in the area of Swinton, this beautifully presented four bedroom terraced home is an ideal choice for a growing family. The property boasts a deceptively spacious layout, offering ample room for both relaxation and entertainment.

Upon entering, you will find two generous reception rooms that provide a perfect setting for family gatherings or quiet evenings in. The modern kitchen is well-equipped and designed to meet the needs of contemporary living, making meal preparation a delight.

The low maintenance rear garden is a wonderful addition, offering a private outdoor space for children to play or for hosting summer barbecues with friends.

Conveniently located, this home provides easy access to local amenities, schools, and key commuter routes, ensuring that everything you need is within reach. Finished in a charming contemporary style, the property exudes a warm and welcoming atmosphere, making it a perfect place to call home.

This delightful terraced house is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to view this exceptional family home.



# Pendlebury Road, Swinton, M27 4AR

## Offers Over £210,000

 4  1  2  C

- Tenure Freehold
  - Council Tax Band B
  - On Road Parking
  - Ideal Family Home
- Two Large Reception Rooms
  - Terraced House
  - Easy Access To Major Commuter Routes
- Modern, Stylish Kitchen
  - EPC Rating TBC
  - Ample Garden Space

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

17'2 x 3'11 (5.23m x 1.19m)

Wood effect flooring, stairs to first floor, doors to reception room one and reception room two.

#### Reception Room One

13' x 11'10 (3.96m x 3.61m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, cast iron log burner, stone hearth and wooden mantle.

#### Reception Room Two

14' x 11'9 (4.27m x 3.58m)

Central heating radiator, wood effect flooring, exposed brick chimney breast, UPVC double glazed French doors to rear and door to kitchen.

#### Kitchen

17'4 x 9'6 (5.28m x 2.90m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, oven with a four ring gas hob, tiled splash back and extractor hood, composite one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, integrated dishwasher, wood effect flooring, composite double glazed frosted door to rear and door to under stairs storage.

### First Floor

#### Landing

Loft access, spotlights, fitted storage, doors to two bedrooms and bathroom.

#### Bedroom One

14'1 x 10'7 (4.29m x 3.23m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

13'1 x 8'2 (3.99m x 2.49m)

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

#### Bedroom Three

9'4 x 6'6 (2.84m x 1.98m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

7'11 x 6'6 (2.41m x 1.98m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'7 x 5'8 (2.92m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual

flush WC, vanity top wash basin with mixer tap, L shaped panel bath with mixer tap and rinse head, over head direct feed rainfall shower, rinse head, PVC panelling, wood effect flooring and spotlights.

### External

#### Rear

Laid to lawn garden outbuilding and bedding areas.

#### Front

Bedding areas and path to front entrance door.



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