



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Johnson Street, Pendlebury, M27 8XN

£999

SPACIOUS AND MODERN TERRACED HOME

Situated on the charming Johnson Street in Pendlebury, Swinton, this spacious terraced home presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts a contemporary decor that is both stylish and inviting, making it an ideal choice for families or professionals alike.

As you step inside, you will be greeted by a well-designed layout that maximises space and light. The modern appliances throughout the home ensure that daily living is both convenient and enjoyable. Each room has been thoughtfully decorated, creating a warm and welcoming atmosphere that you will be proud to call home.

One of the standout features of this property is its prime location. Residents will benefit from easy access to a variety of local amenities, including shops, schools, and parks, all within a short distance. This makes it an ideal spot for those who appreciate the convenience of having everything they need close at hand.

In summary, this terraced home on Johnson Street offers a perfect blend of modern living and accessibility. With its spacious interiors and proximity to local facilities, it is a property that truly deserves your attention. Whether you are looking to buy or rent, this home is sure to meet your needs and exceed your expectations.

Some photos have been virtually staged to help you envision your dream home!

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 **2**  **1**  **2**  **D**

Ground Floor

Entrance Vestibule

3'0 x 3'0 (0.91m x 0.91m)

UPVC double glazed frosted front door and door to reception room one.

Reception Room One

13'0 x 13'0 (3.96m x 3.96m)

UPVC double glazed window, central heating radiator, television point and door to reception room two.

Reception Room Two

13'7 x 13'3 (4.14m x 4.04m)

UPVC double glazed window, central heating radiator, doors to kitchen, understairs storage and stairs to first floor.

Kitchen

13'0 x 6'6 (3.96m x 1.98m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise oven. four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'3 x 4'8 (2.21m x 1.42m)

Doors leading to two bedrooms and bathroom.

Bedroom One

13'0 x 13'0 (3.96m x 3.96m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'7 x 5'5 (4.75m x 1.65m)

UPVC double glazed window and central heating radiator.

Bathroom

8'0 x 7'3 (2.44m x 2.21m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead electric feed shower, vanity top wash basin with mixer tap, dual flush WC, spotlights, tiled elevations and wood effect flooring.

External

Enclosed paved yard with gate to shared access.



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