



11 Hawthorn Drive, Pendlebury  
Manchester



Offers in Region of £350,000

# 11 Hawthorn Drive

Pendlebury, Manchester

A WELL PRESENTED SPACIOUS DETACHED HOUSE WHICH HAS BEEN EXTENDED TO THE REAR TO CREATE A NEW KITCHEN AND FAMILY LIVING AREA. On the ground floor the house offers an entrance porch, a hallway, a very spacious bay fronted lounge, a dining room and

Council Tax band: C

Tenure: Freehold

- SPACIOUS DETACHED HOUSE
- EXTENDED TO THE REAR
- CORNER PLOT
- THREE BEDROOMS
- NEW KITCHEN
- THREE RECEPTION ROOMS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- CLOSE TO LOCAL SHOPS SCHOOLS AND TRANSPORT LINKS



HILLS



**Porch**

4' 11" x 10' 6" (1.50m x 3.20m)

**Hallway**

6' 7" x 10' 6" (2.00m x 3.20m)

**Reception 1**

22' 8" x 11' 10" (6.90m x 3.60m)

**Reception 2**

13' 9" x 10' 6" (4.20m x 3.20m)

**Reception 3**

15' 1" x 9' 6" (4.60m x 2.90m)

**Kitchen**

15' 1" x 10' 6" (4.60m x 3.20m)

**Rear porch**

4' 11" x 9' 10" (1.50m x 3.00m)

**Landing****Bedroom 1**

12' 10" x 11' 10" (3.90m x 3.60m)

**Bedroom 2**

9' 10" x 9' 10" (3.00m x 3.00m)

**Bedroom 3**

6' 7" x 9' 10" (2.00m x 3.00m)

**Bathroom**

5' 7" x 6' 7" (1.70m x 2.00m)

**WC**

3' 3" x 4' 11" (1.00m x 1.50m)





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