



87 Townsend Road, Pendlebury
Manchester



Offers in Region of £210,000

87 Townsend Road

Pendlebury, Manchester

* A PERFECT FIRST HOME! * WELL PRESENTED throughout, and ideally situated in a POPULAR CENTRAL SWINTON location, this FANTASTIC PROPERTY features 2 GENEROUS BEDROOMS and a MODERN BATHROOM to the first floor, whilst the SPACIOUS ground floor comprises of a small porch, 2 RECEPTION ROOMS, and a fitted kitchen. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from well maintained yards to the front & rear. Positioned within WALKING DISTANCE of many local amenities & excellent transport links, COULD THIS BE THE PROPERTY FOR YOU? CALL US NOW TO BOOK A VIEWING!

Council Tax band: A

Tenure: Leasehold

- PERFECT FIRST HOME OR INVESTMENT
- 2 GENEROUS BEDROOMS
- 2 RECEPTION ROOMS
- FITTED MODERN KITCHEN & BATHROOM
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- WELL MAINTAINED YARD TO THE REAR
- CENTRAL SWINTON LOCATION WITHIN WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



Vestibule

2' 11" x 2' 4" (0.90m x 0.70m)

Lounge

13' 9" x 11' 6" (4.20m x 3.50m)

Hall

3' 3" x 3' 3" (1.00m x 1.00m)

Dining Room

13' 9" x 12' 2" (4.20m x 3.70m)

Kitchen

12' 10" x 6' 11" (3.90m x 2.10m)

Landing

6' 11" x 3' 3" (2.10m x 1.00m)

Bedroom One

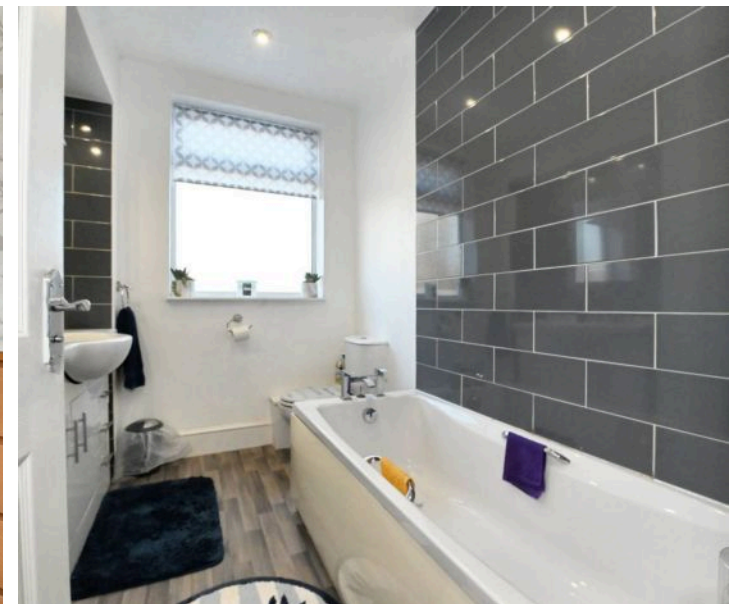
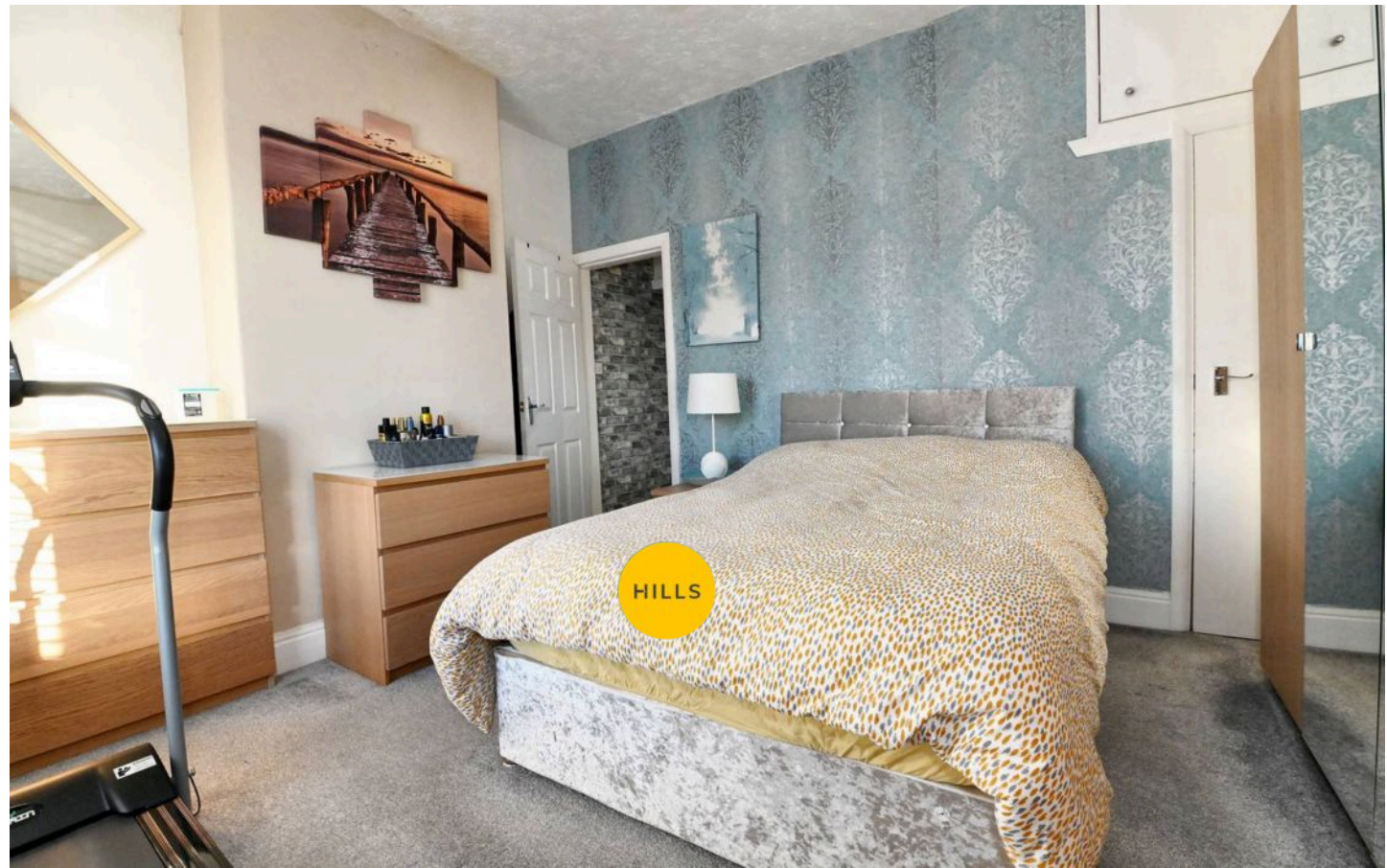
13' 9" x 11' 6" (4.20m x 3.50m)

Bedroom Two

12' 2" x 9' 2" (3.70m x 2.80m)

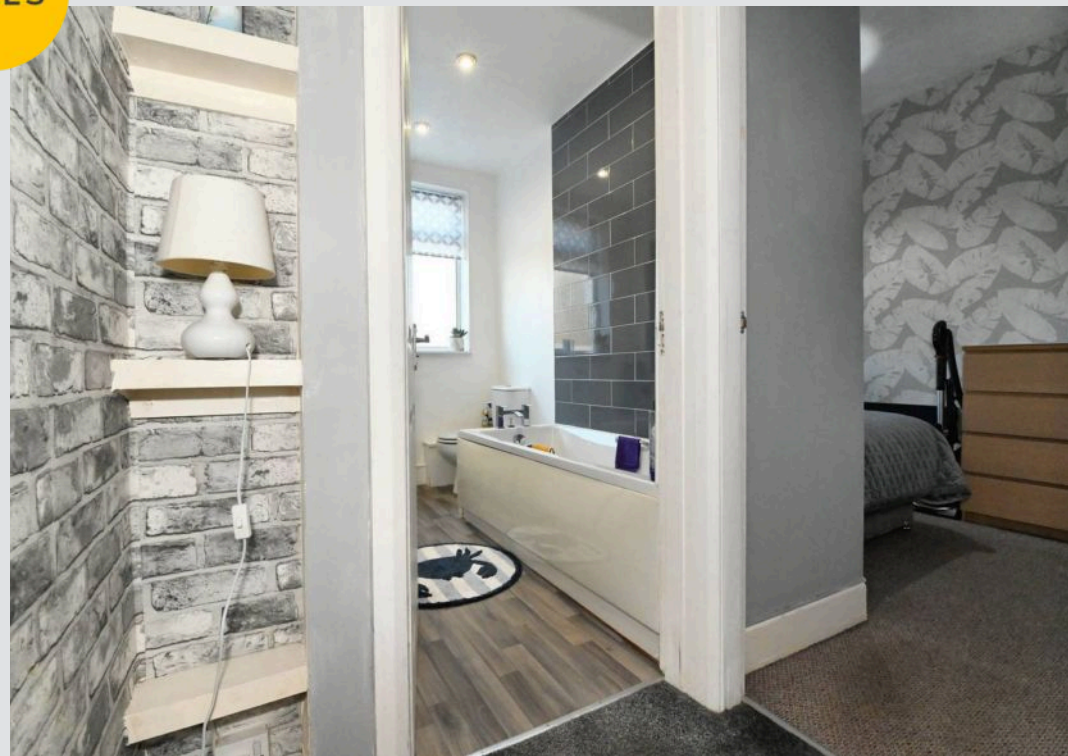
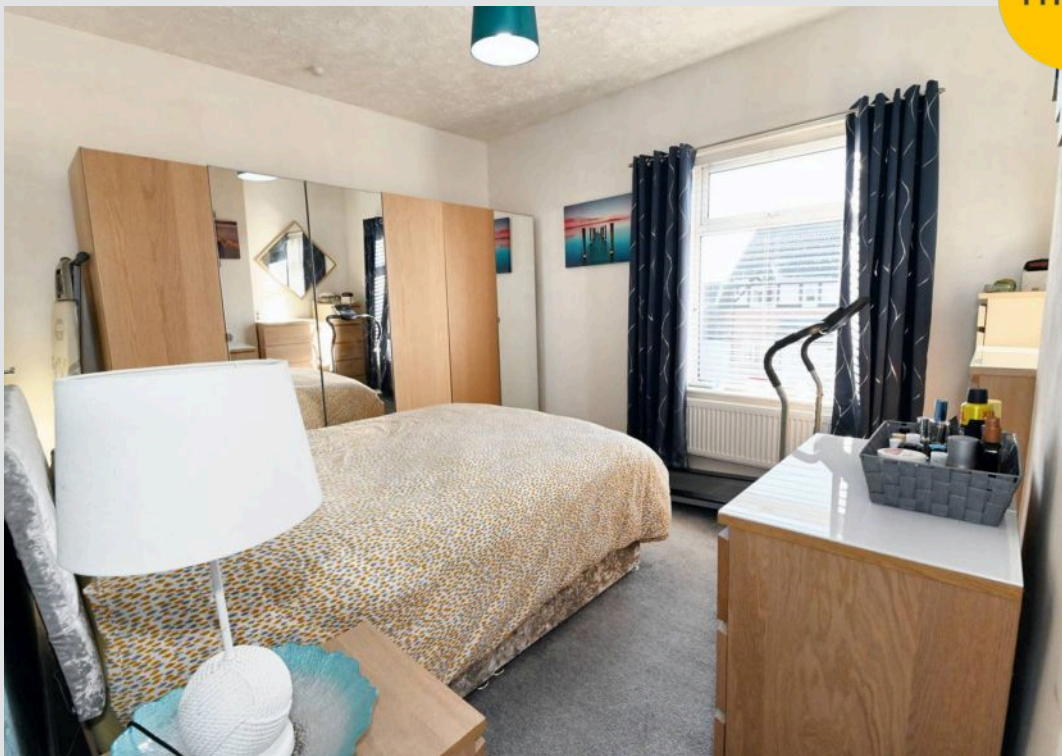
Bathroom

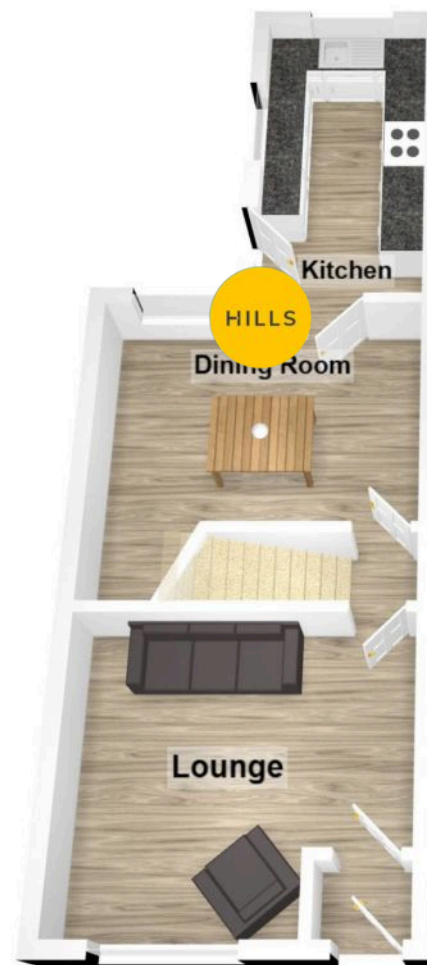
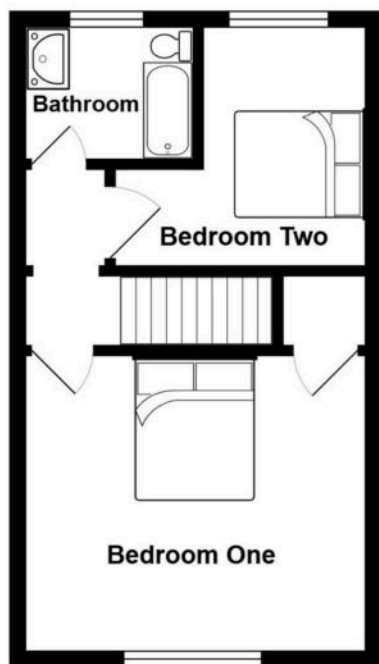
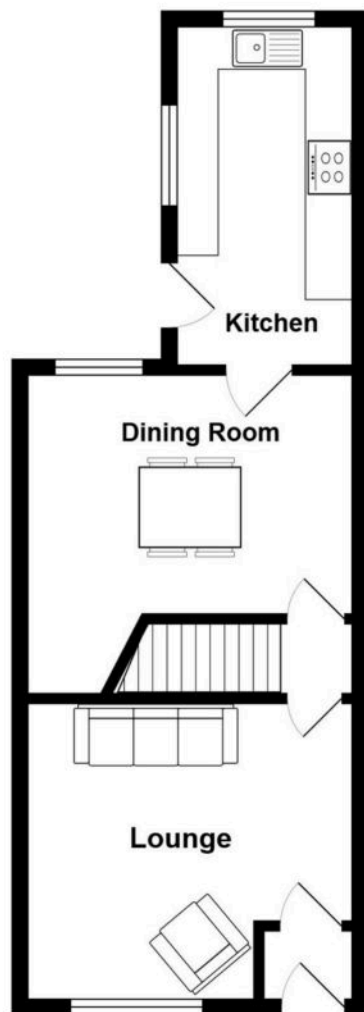
6' 11" x 6' 3" (2.10m x 1.90m)





HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.