



40 Broomhall Road, Pendlebury, Swinton, M27 8XP
£184,995

The Property Perspective

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We are delighted to offer for sale this well presented end of terrace house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. Items of note include walk in bay window to lounge and master bedroom. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge and kitchen. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens with a bar. There is off road parking to the front.

Tenure - Freehold
Council Tax - Band B

The property comprises.

Ground Floor

Hallway

With fitted flooring.

Lounge 12'9"(max) x 11'5"(max) (3.89(max) x 3.50(max))

Walk in bay window, feature radiator and feature fireplace. With fitted flooring.

Kitchen 15'11" (max) x 6'5" (max) (4.86 (max) x 1.98 (max))

Having a comprehensive range of wall and base units with complimenting laminate work tops and wall tiling with oven, hob, hood and copper splash back.

First Floor

Landing

With fitted flooring.

Bedroom 1 10'8" (max) x 9'9"(max) (3.26 (max) x 2.99(max))

Walk in bay window plus fitted flooring.

Bedroom 2 9'3" x 8'11" (2.83 x 2.72)

With fitted cabinets and fitted flooring.

Bedroom 3 7'0" x 5'11" (2.15 x 1.81)

With fitted flooring.

Bathroom 6'2" x 5'3" (1.90 x 1.62)

Having modern white sanitary ware with shower and screen to bath with wall and floor tiling plus a vanity basin.

External

There are well presented and upgraded gardens with a bar. There is off road parking to the front.

