

C&R

Commercial & Residential
Properties

£230,000

Old Mill Close, Pendlebury, Swinton, M27 4DW



3

Bedrooms



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990



Offered to the market with no onward chain. C & R City are pleased to bring to the market a spacious and well presented three bedroom semi detached house situated in a quiet cul-de-sac location on Old Mill Close, Swinton, M27. A charming property with a bright bay fronted lounge with storage cupboard, staircase to the first floor and open plan to the dining room, an internal door from here leads to a modern kitchen with door to the rear. On the first floor, three bedrooms, the master with fitted wardrobes, dressing table and overhead storage plus a modern main family bathroom. Outside is allocated parking plus views to the church and a low maintenance front garden, to the rear a private garden with a lawn and paved patio. Located in a quiet cul-de-sac and providing easy access into Manchester City Centre and Salford Quays. Walking distance to Victoria Park and Swinton Precinct.

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Lounge 4.33m x 4.61m (14' 2" x 15' 1")

Ceiling light points, TV points, wood laminate flooring, staircase with storage, double glazed window to front aspect.

Dining Room 3.35m x 2.10m (11' x 6' 11")

Ceiling light points, wood laminate flooring, double glazed window to rear aspect.

Kitchen 3.34m x 2.39m (10' 11" x 7' 10")

Kitchen comprising with a range of base and wall units. Stainless steel inset bowl with chrome mixer tap. Integrated gas hob and oven. Double glazed window to rear aspect, door leading to garden.

Master Bedroom 4.33m x 2.45m (14' 2" x 8')

Ceiling light point, double glazed window to front elevation. TV point. Built in wardrobes, carpet flooring.

Bedroom Two 3.32m x 2.06m (10' 11" x 6' 9")

Ceiling light point, double glazed window to rear elevation. TV point. Built in wardrobes, carpet flooring.

Bedroom Three 2.44m x 2.40m (8' x 7' 10")

Ceiling light point, double glazed window to rear elevation. TV point. Built in wardrobes, carpet flooring.

Bathroom 2.72m x 2.02m (8' 11" x 6' 8")

Three piece suite comprising; W.C, hand wash basin and bath with overhead shower. Tiled floor and walls. Ceiling light point. Storage area.

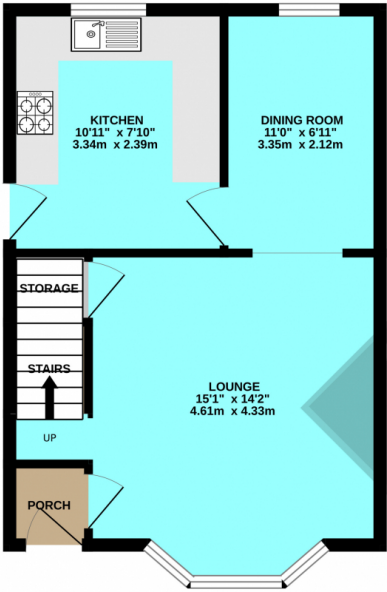
General information.

999 year lease from 17th March 1990. Ground rent 12.50 per quarter.

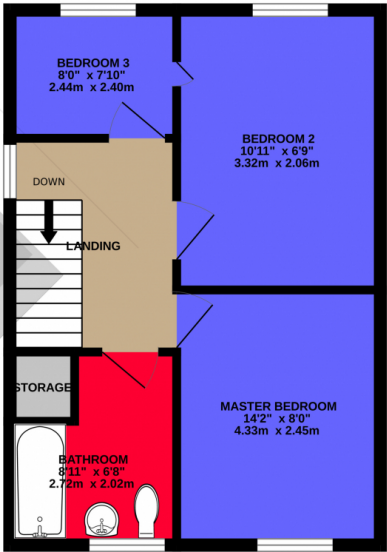
Agent notes

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GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Pendlebury, M27

