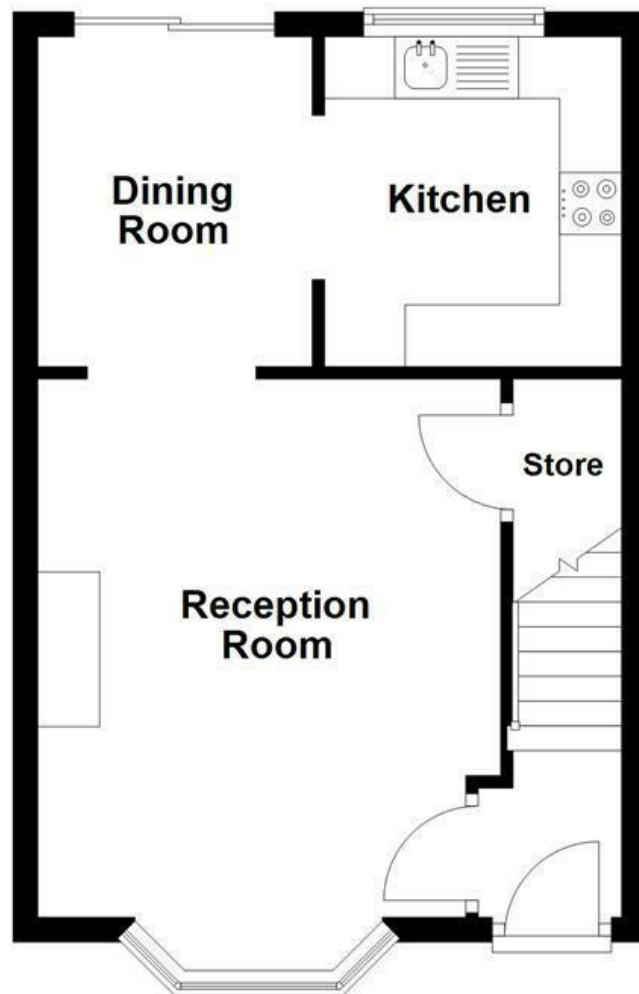
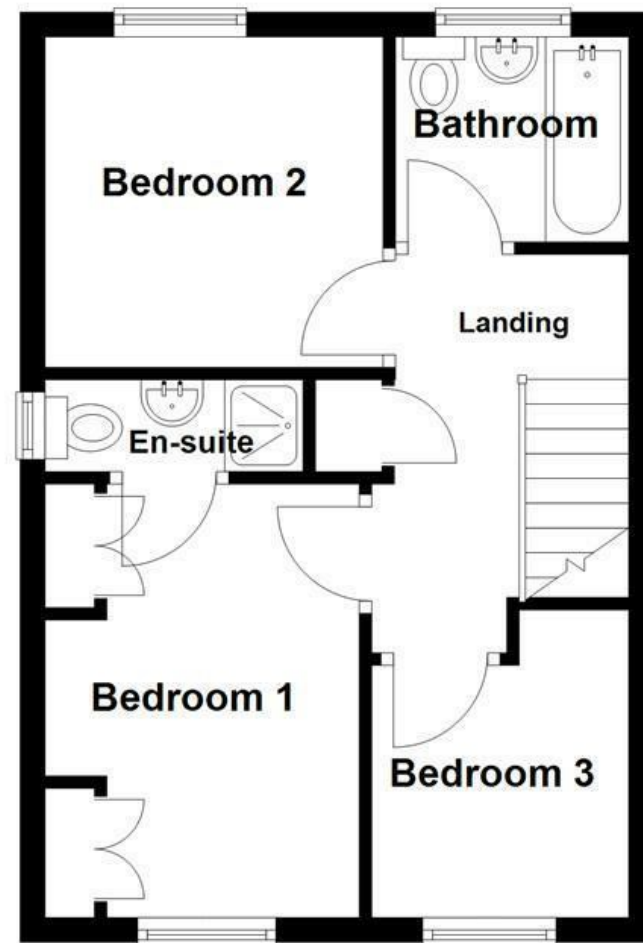


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Chendre Close, Manchester, M27 6HJ

£240,000

IMMACULATE SEMI DETACHED FAMILY HOME

Situated in the charming Chendre Close, Pendlebury, this delightful semi-detached home presents an excellent opportunity for young families or first-time buyers. With three well-proportioned bedrooms and a spacious bathroom, this property is designed to cater to modern living needs.

As you step inside, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. The neutral decoration throughout the home creates a warm and welcoming atmosphere, allowing you to easily personalise the space to your taste. This property is bursting with potential, making it an ideal canvas for those looking to add their own flair.

The good-sized rear garden is perfect for outdoor activities, whether it be for children to play or for hosting summer gatherings with friends and family. Additionally, the ample off-road parking ensures convenience for you and your guests, a valuable feature in today's busy world.

This semi-detached house not only serves as a comfortable family home but also holds promise as a rental investment, given its desirable location in Swinton, Manchester. With its blend of practicality and potential, this property is certainly worth considering for anyone looking to make a wise investment in their future.

Chendre Close, Manchester, M27 6HJ

£240,000

 3  1  2  C

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Perfect First Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Garden to Rear
- Council Tax Band C

Ground Floor

Entrance Hall

3'2 x 3'2 (0.97m x 0.97m)

Hardwood double glazed frosted front door, central heating radiator, smoke detector, door to reception room and stairs to first floor.

Reception Room

14'3 x 12'0 (4.34m x 3.66m)

UPVC double glazed leaded bay window, central heating radiator, coving, feature fireplace with marble surround and wooden mantel, television point, door to under stairs storage and open to dining room.

Dining Room

8'9 x 7'3 (2.67m x 2.21m)

Central heating radiator, meter cupboard, open to kitchen and UPVC double glazed sliding door to rear.

Kitchen

8'7 x 7'7 (2.62m x 2.31m)

UPVC double glazed window, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, wall mounted boiler enclosed, spotlights and tiled effect flooring.

First Floor

Landing

7'11 x 5'9 (2.41m x 1.75m)

Central heating radiator, loft access, doors leading to three bedrooms, bathroom and storage.

Bedroom One

11'6 x 8'4 (3.51m x 2.54m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'10 x 2'5 (2.08m x 0.74m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed, partially tiled elevations, extractor fan and wood effect laminate flooring.

Bedroom Two

8'9 x 8'9 (2.67m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'2 x 6'6 (2.49m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps, partially tiled elevations and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Block paving and tarmac driveway.



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