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# Virginia Drive, Pendlebury, Swinton, Manchester

Offers Over £350,000



Situated in a highly sought-after area, this beautifully presented detached home offers modern comfort and style throughout. Built in 2018, it welcomes you with a bright entrance hall leading to a useful downstairs WC. The spacious lounge provides a relaxing living space, while the open-plan kitchen and dining area, creates a sociable hub ideal for everyday living and entertaining.

Upstairs, you'll find three generous double bedrooms, including a main bedroom with a contemporary ensuite. A separate family bathroom serves the remaining rooms, offering practicality for a busy household.

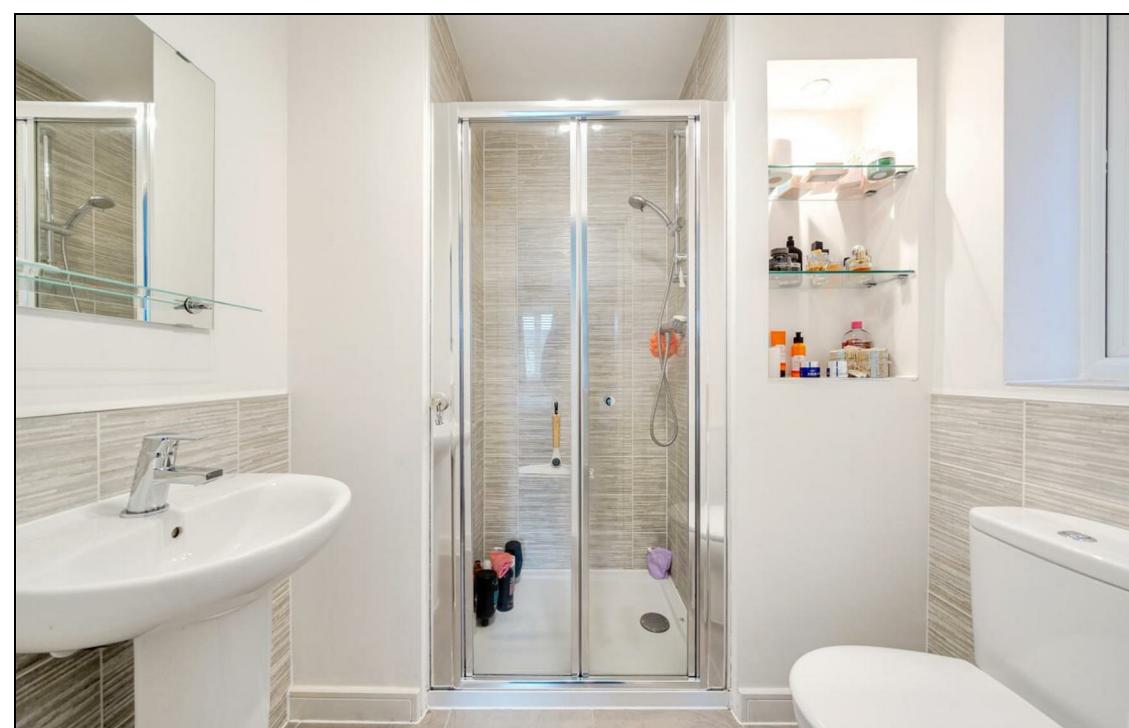
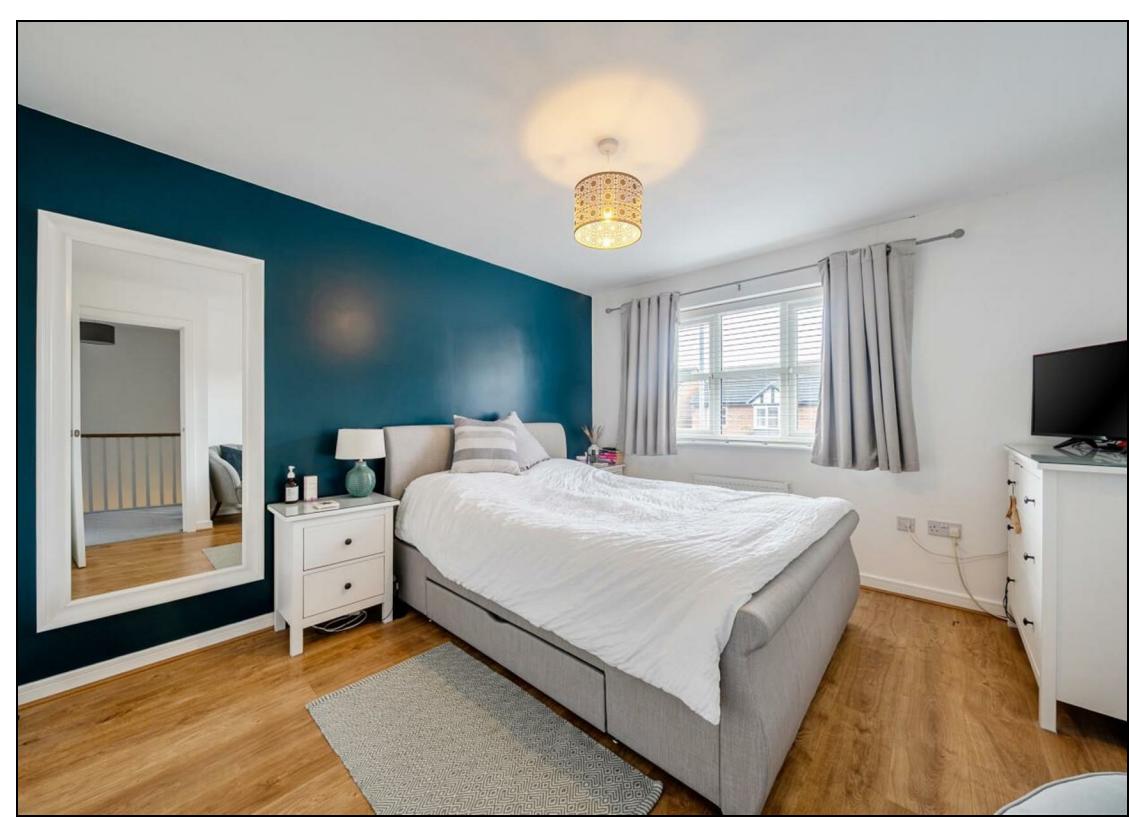
Outside, the recently landscaped private garden provides an excellent space for children, pets, or outdoor gatherings. The property also benefits from a driveway and a detached garage, ensuring convenient and secure parking.

With the added potential for future extension (subject to planning), this home offers both immediate comfort and exciting scope to tailor the space to your needs. A fantastic opportunity for those seeking a modern home in a desirable location.

## KEY FEATURES

- THREE DOUBLE BEDROOMS
- EN-SUITE
- PRIVATE LANDSCAPED REAR GARDEN
- DETACHED
- CLOSE TO NETWORK LINKS
- DOWNSTAIRS W/C
- OPEN PLAN KITCHEN/LIVING ROOM
- FREEHOLD
- MOVE IN READY
- WELL PRESENTED







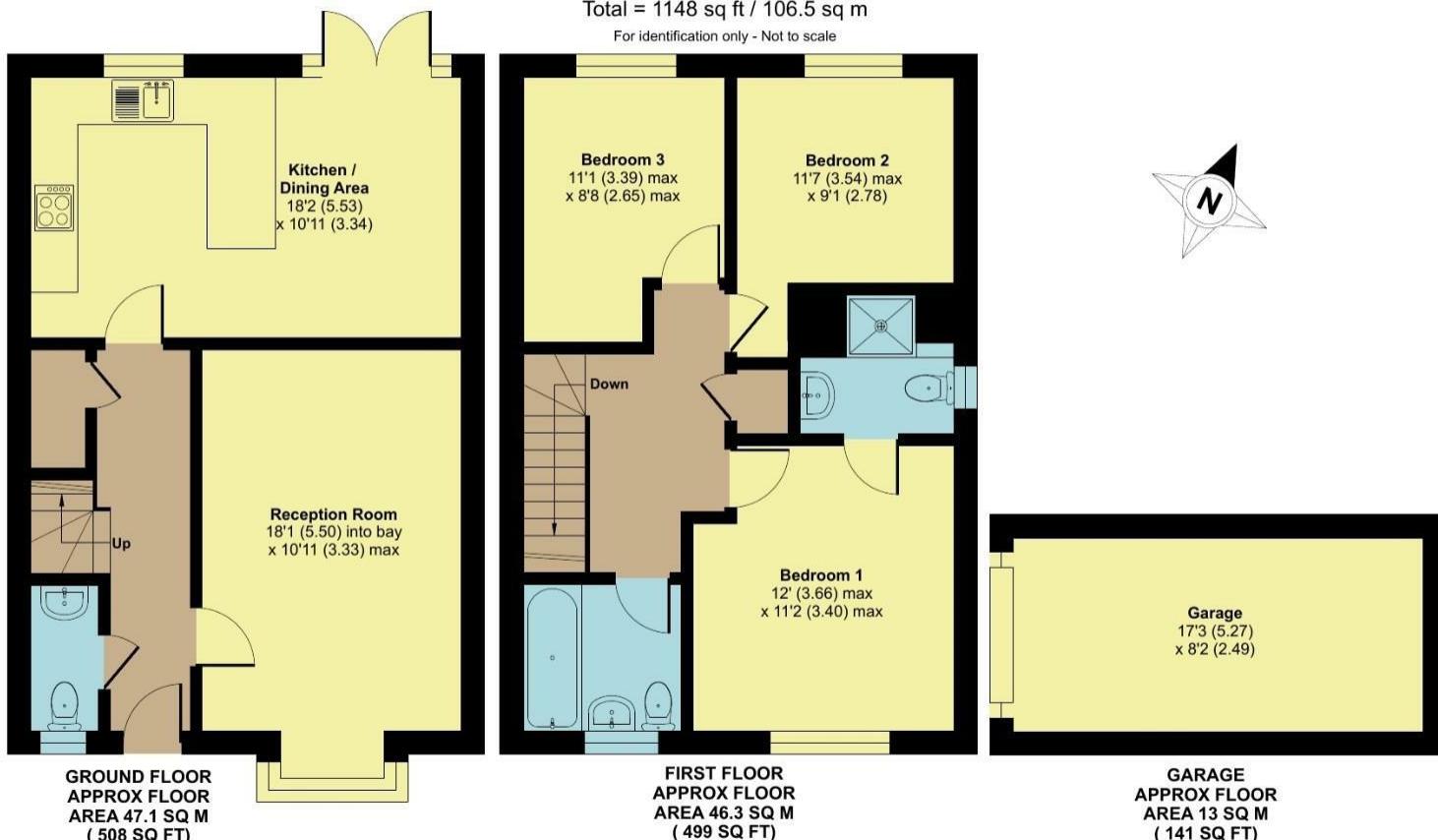
# Virginia Drive, Pendlebury, Swinton, Manchester, M27

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 141 sq ft / 13 sq m

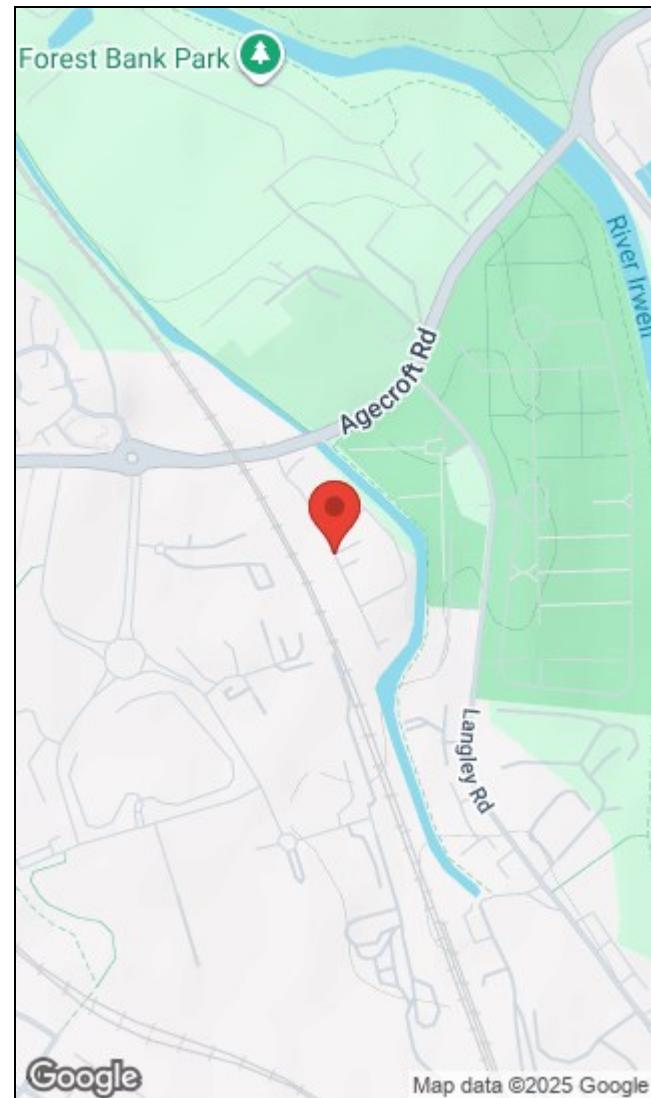
Total = 1148 sq ft / 106.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2025.

Produced for Hunters Property Group. REF: 1376053



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	83	94
(69-80)	C		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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