



St. John Street
Pendlebury

Miller Metcalfe
Every step of the way

St. John Street

Pendlebury, Swinton

Detached



EPC Rating - To be confirmed

*** No Chain Involved - Early Viewing Strongly Advised ***

Fabulous Extended Traditional Bay Fronted Detached Home With Superb Versatile Living Space, Private Landscaped Gardens, Ample Off-Road Parking and Situated Within a Much Sought After and Highly Convenient Residential Location ***

Situated within a popular and highly convenient setting within the much sought after area of Pendlebury in Swinton, this fabulous detached home has been significantly extended and improved by the current owners and offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout that must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, superb lounge, further sitting room, substantial conservatory, useful study/gym, a modern fitted dining kitchen, utility room and a wet room/wc to the ground floor. On the first floor a landing, three good sized double bedrooms (master with fitted wardrobes and its own ensuite shower room) plus a modern four-piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway offering ample off-road parking. The splendid private rear garden has been tastefully landscaped to include a large, covered sun deck with hot tub, summer house and two large sheds, offering excellent space for relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Swinton and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester and across the Northwest.

Rarely do homes of this type come available to buy and tend not to remain on the market for long. With the added benefit of No Chain involved, an early internal viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,306 Per Year

• FLOOD RISK
Very Low

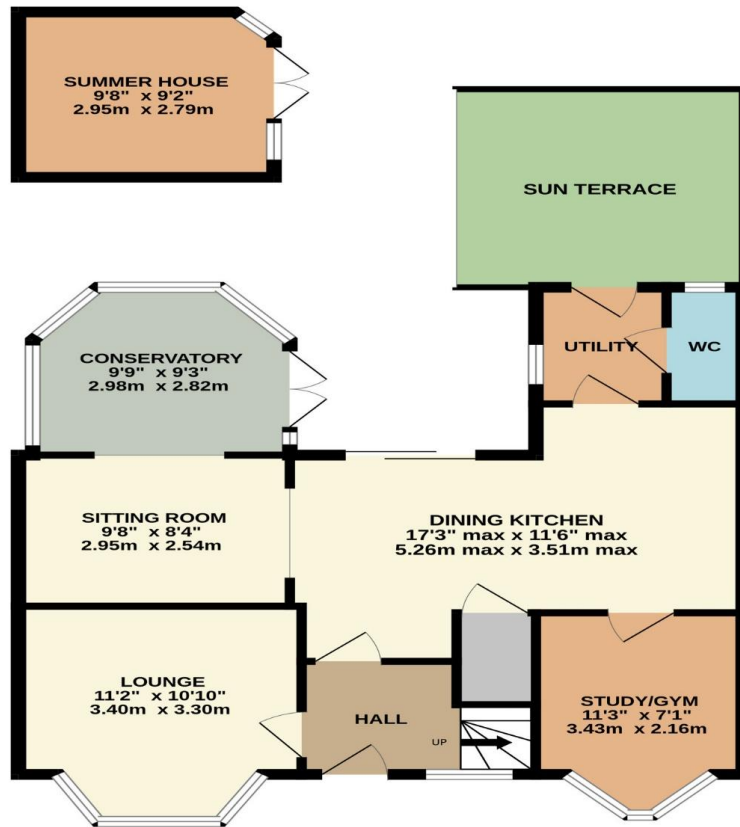
• BROADBAND
Basic - 14 Mbps
Superfast - 80 Mbps
Ultrafast - 2,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

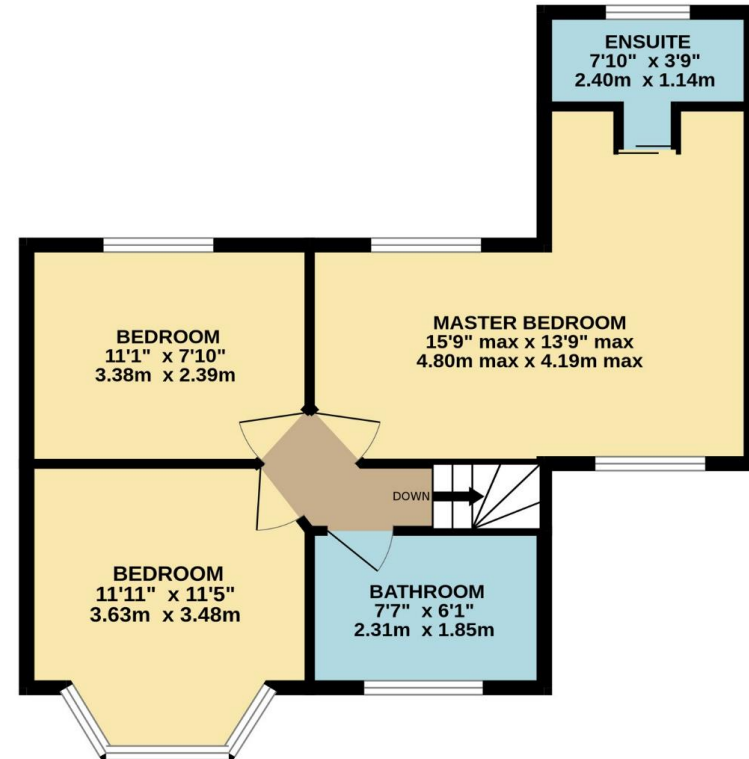




GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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