



20 Pinnington Road, Manchester, M18 8WR

**£1,200**

- Fully Renovated
- Central Gorton
- Great Catchment Area for Schools
- New Bathroom
- Council Tax Band: A
- Three Bedroom
- Close Amenities
- New Kitchen
- EPC: E
- Deposit: £1384

# 20 Pinnington Road, Manchester M18 8WR

Nestled on the charming Pinnington Road in Manchester, this delightful mid-terrace house offers a perfect blend of modern living and classic character. This three-bedroom home has been thoughtfully renovated to meet the needs of contemporary life while retaining its original charm.

Pinnington Road boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The brand new kitchen is a highlight, featuring modern appliances and stylish finishes, making it a joy for any home cook. The newly fitted bathroom complements the home beautifully, ensuring comfort and convenience for all residents.

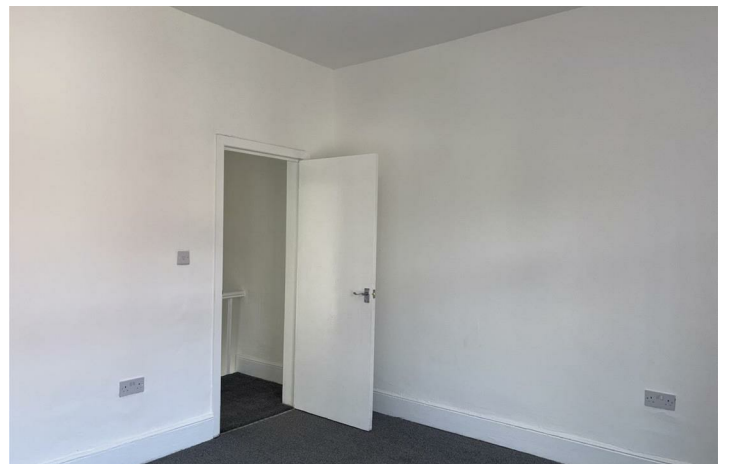
In fantastic condition and ready to move into, this home is ideal for families or professionals seeking a fresh start in a vibrant area. The property is surrounded by excellent transport links, making commuting a breeze, and is within close proximity to reputable schools, perfect for families with children.

This charming residence on Pinnington Road is not just a house; it is a place to create lasting memories. With its blend of modern amenities and classic appeal, it is a must-see for anyone looking to settle in Manchester. Don't miss the opportunity to make this lovely home your own.

Please call Kingsdale Estates on 0161 560 2915 to arrange a viewing.



Council Tax Band: A



### Living Room

13'5" x 12'9"

### Dining Room

9'10" x 12'9"

### Kitchen

9'10" x 8'2"

### Bedroom One

11'1" x 12'9"

### Bedroom Two

12'1" x 7'10"

### Bathroom

7'10" x 5'6"

### Bedroom Three

7'2" x 8'2"

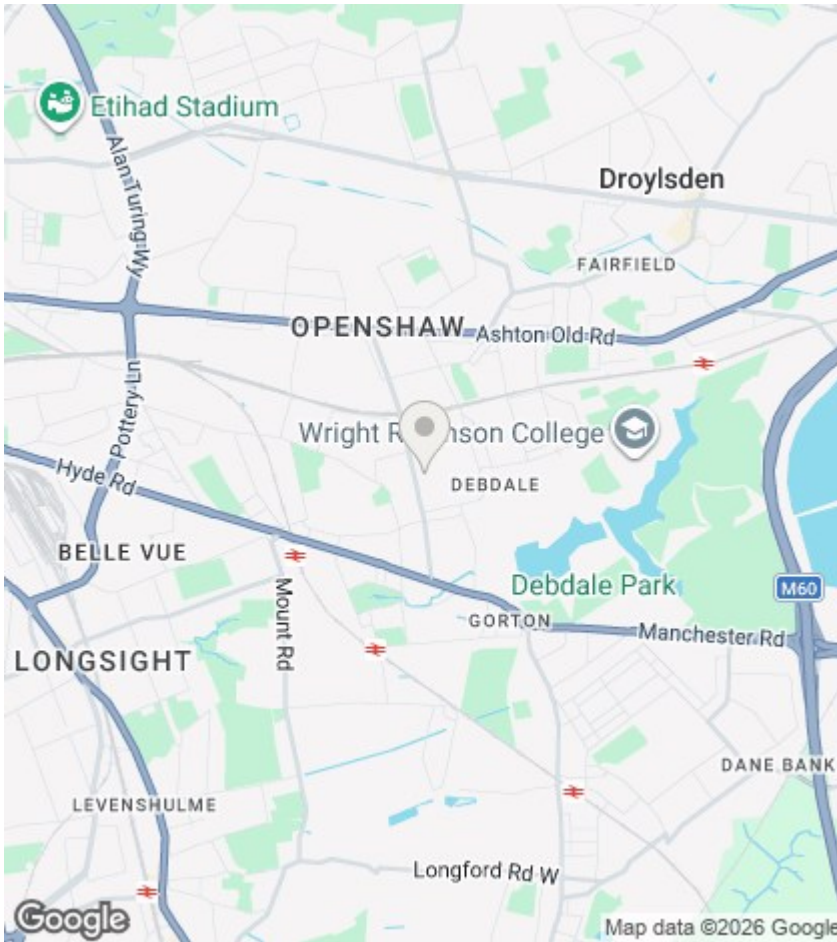
### Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





## Directions

## Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

## EPC Rating:

E

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