

Augustine Drive, Pendlebury, Swinton, Manchester, M27 8BS

Asking Price £399,000

Council Tax Band: E



pleased to present this spacious and well-presented four-bedroom family home situated in a popular residential development in Pendlebury.

The property offers excellent living space across two floors and is particularly well suited to a family looking for a comfortable home with generous bedrooms, multiple bathrooms and excellent outdoor space.

On the ground floor, the property benefits from a welcoming entrance hallway, a spacious separate living room and a large modern kitchen/dining area with plenty of worktop and storage space. French doors provide direct access from the dining area to the rear garden, creating a bright and practical space for everyday family living and entertaining.

There is also an additional ground-floor WC, together with useful internal storage.

Upstairs, the accommodation provides four bedrooms, including a generous principal bedroom benefiting from its own private en-suite shower room.

A separate family bathroom serves the remaining bedrooms.

Externally, one of the property's standout features is the generous enclosed rear garden, offering a large lawned area together with substantial decking — ideal for outdoor dining, children or entertaining during the warmer months.

To the front, the property also benefits from driveway parking and an integral garage, providing additional parking and useful storage space.

Overall, this is a spacious and practical family home offering a good balance of living accommodation, bedroom space and outdoor space.



Open House Salford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(81-91) B		
(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 