



SHIRLEY AVENUE

36

36

36 Shirley Avenue, Pendlebury

Manchester



£240,000

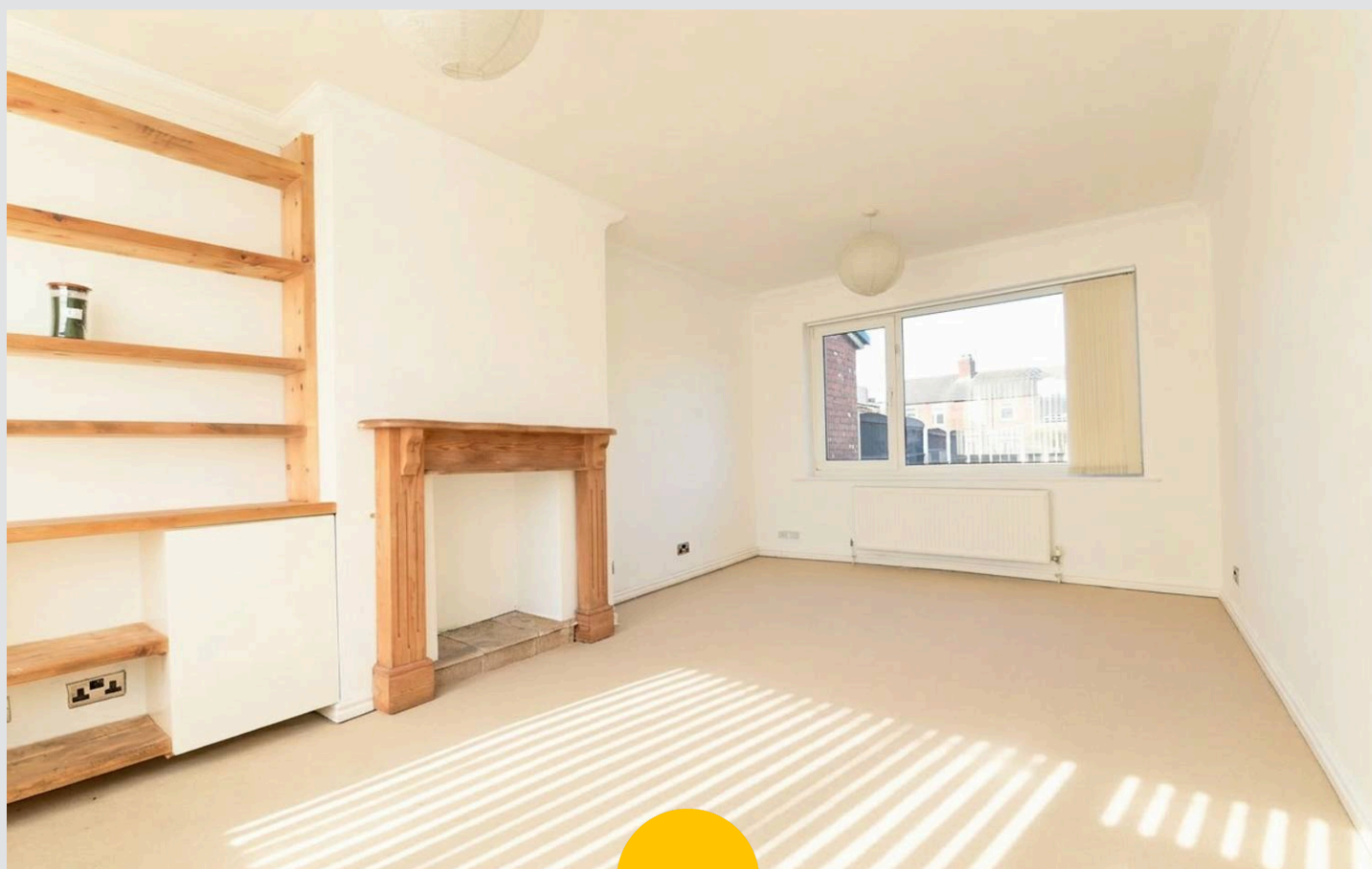
# 36 Shirley Avenue

Pendlebury, Manchester

OFFERED FOR SALE WITH NO CHAIN. IN A QUIET CUL DE SAC LOCATION ON THE WESTWOOD ESTATE, THIS NICELY PRESENTED SEMI DETACHED HOUSE OFFERS GOOD SIZE ACCOMODATION WITH POTENTIAL TO EXTEND. On the ground floor, the house offers an entrance porch, a hallway, a very spacious lounge and a fitted kitchen. On the Council Tax band: B

Tenure: Freehold

- NO CHAIN
- 3 BEDROOMS
- NICELY PRESENTED SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- POTENTIAL TO EXTEND
- GOOD SIZE GARDEN
- CUL DE SAC LOCATION
- CLOSE TO LOCAL SCHOOLS SHOPS AND TRANSPORT LINKS



HILLS



**Porch**

6' 3" x 2' 9" (1.90m x 0.83m)

**Hallway**

4' 11" x 6' 8" (1.51m x 2.02m)

**Lounge**

11' 3" x 17' 11" (3.42m x 5.47m)

**Kitchen**

7' 9" x 10' 10" (2.36m x 3.31m)

**Sunroom**

8' 5" x 5' 3" (2.57m x 1.60m)

**Landing**

2' 5" x 4' 0" (0.73m x 1.22m)

**Bedroom One**

10' 9" x 8' 2" (3.28m x 2.50m)

**Bedroom Two**

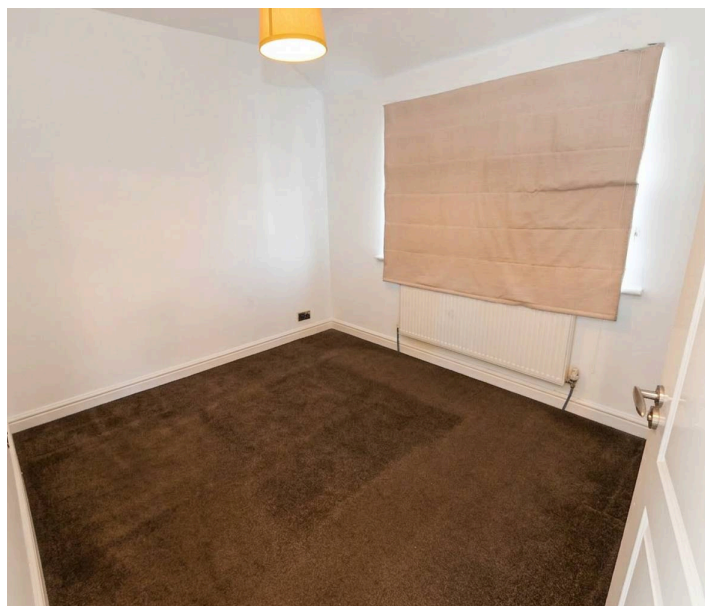
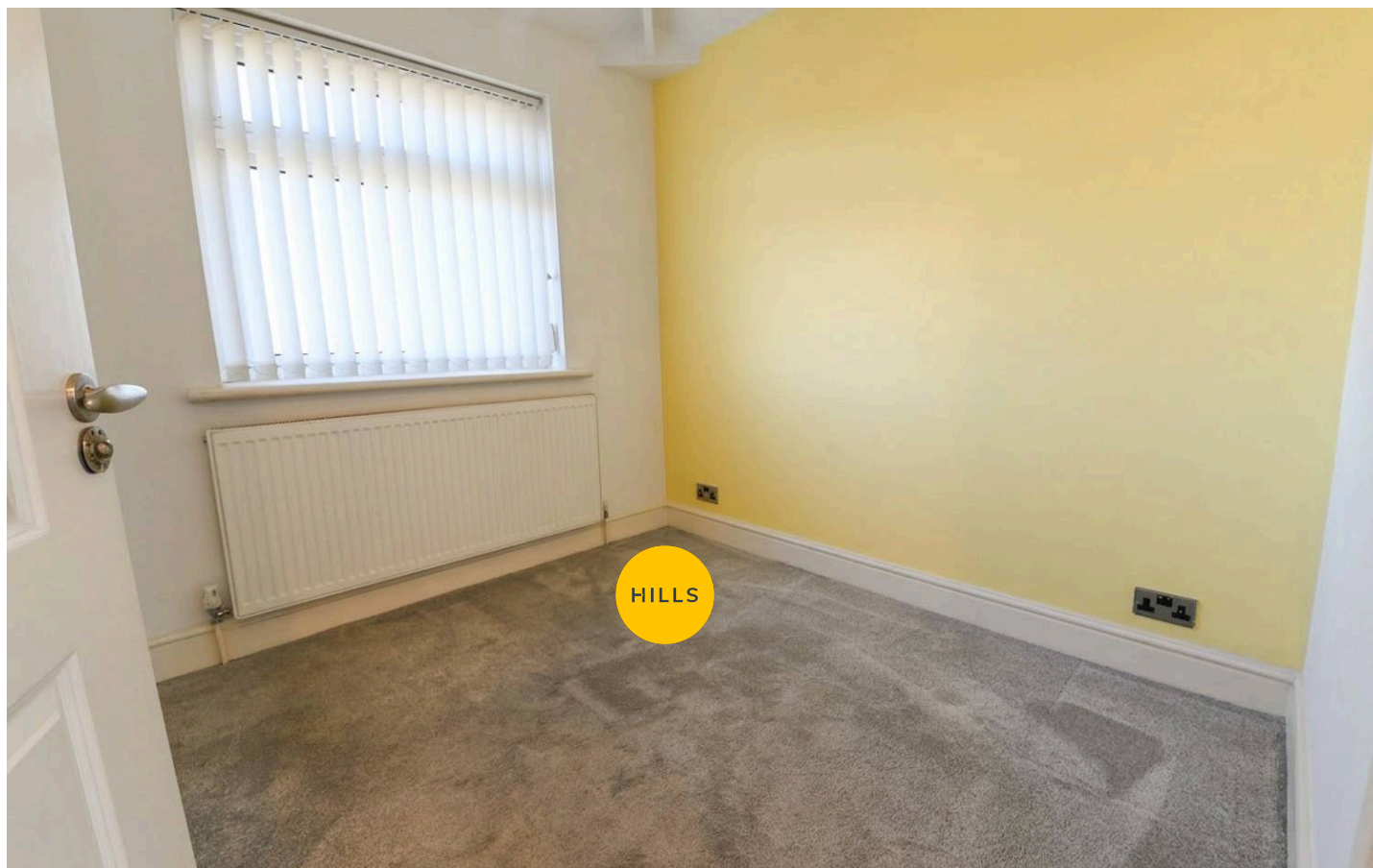
10' 9" x 8' 10" (3.27m x 2.70m)

**Bedroom Three**

7' 9" x 7' 10" (2.37m x 2.40m)

**Bathroom**

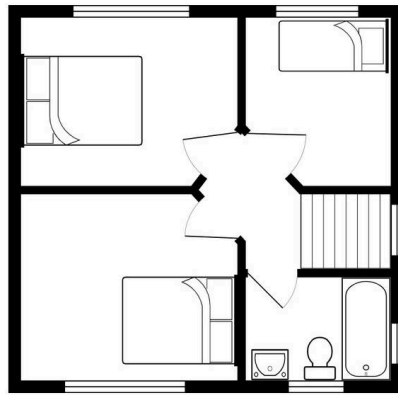
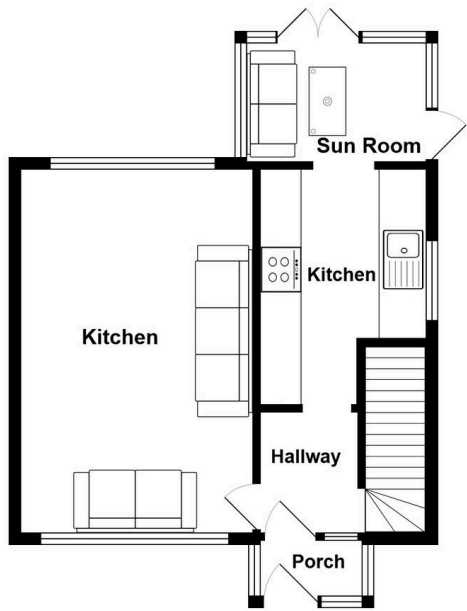
7' 9" x 5' 9" (2.36m x 1.75m)





HILLS







## Hills Swinton | Salfords Estate Agent

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