



HILLS

3 Newtown Close, Pendlebury

Manchester

In Excess of £70,000

3 Newtown Close

Pendlebury, Manchester

* CHAIN-FREE * PERFECT INVESTMENT OPPORTUNITY *
Ideally located on a CUL-DE-SAC in a POPULAR
RESIDENTIAL AREA, this first floor apartment features
a D...

Council tax band: A

Tenure: Leasehold

- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT
TRANSPORT LINKS
- PERFECT INVESTMENT OPPORTUNITY
- PRIVATE ACCESS
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATED
- GENEROUS DOUBLE BEDROOM
- POPULAR RESIDENTIAL AREA
- GARDENS TO THE FRONT & REAR
- CUL-DE-SAC LOCATION
- CHAIN-FREE



HILLS

Entrance Hall

Dimensions: 9' 10" x 3' 7" (3.0m x 1.1m).

Landing

Dimensions: 9' 10" x 3' 3" (3.0m x 1.0m).

Living Room

Dimensions: 11' 2" x 10' 6" (3.4m x 3.2m).

Kitchen

Dimensions: 8' 2" x 5' 11" (2.5m x 1.8m).

Bathroom

Dimensions: 7' 7" x 5' 11" (2.3m x 1.8m).

Hall

Dimensions: 3' 3" x 3' 3" (1.0m x 1.0m).

Bedroom 1

Dimensions: 11' 6" x 7' 7" (3.5m x 2.3m).





HILLS

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.

