



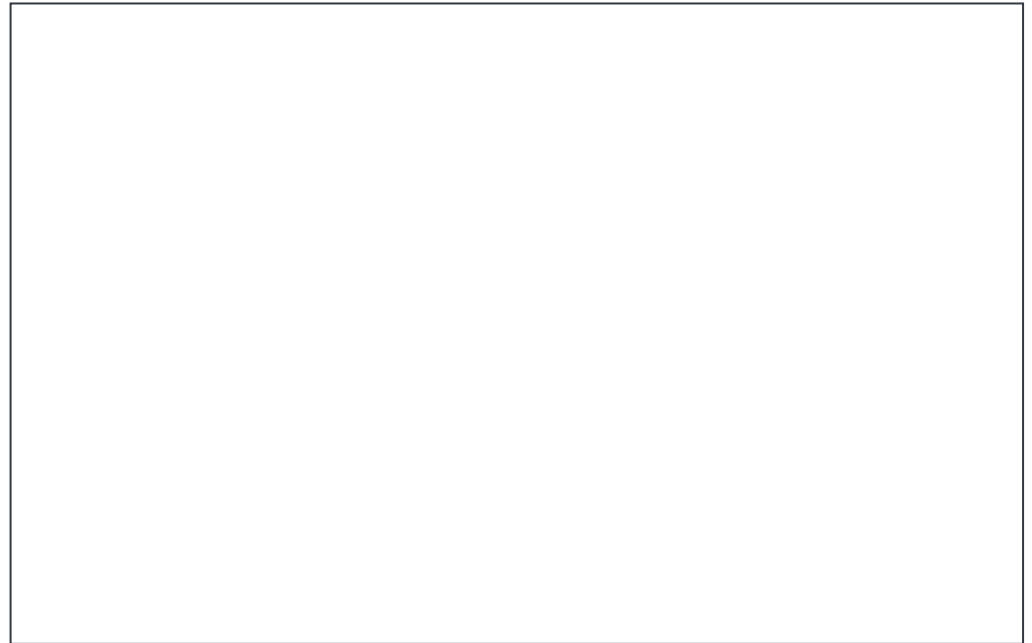
Pendlebury Road, Swinton, M27

£250,000 Offers in Region of



Property Description

* CHAIN-FREE * A FANTASTIC BUSINESS OPPORTUNITY * Ideally positioned in a CENTRAL SWINTON LOCATION, the property comprises of a FULLY OPERATIONAL FISH & CHIP SHOP with kitchens & cellars to the lower levels, whilst upstairs features a SPACIOUS 3 BEDROOM FLAT with lounge & bathroom. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a yard to the rear with gated access. CALL US NOW FOR MORE INFORMATION OR TO BOOK A VIEWING!



Key Features

- ✓ CHAIN-FREE
- ✓ CELLARS
- ✓ FANTASTIC BUSINESS OPPORTUNITY
- ✓ FREEHOLD PROPERTY
- ✓ EXCELLENT CENTRAL SWINTON LOCATION
- ✓ FULLY OPERATIONAL FISH & CHIP SHOP
- ✓ 3 BEDROOM FLAT WITH LOUNGE & BATHROOM UPSTAIRS
- ✓ UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING



Rooms

Front Shop

Dimensions: 15' 5" x 14' 9" (4.7m x 4.5m).

Hallway

Dimensions: 5' 7" x 3' 3" (1.7m x 1.0m).

Kitchen 1

Dimensions: 14' 9" x 13' 1" (4.5m x 4.0m).

Kitchen 2

Dimensions: 8' 10" x 6' 7" (2.7m x 2.0m).

cellar 1

Dimensions: 15' 5" x 14' 9" (4.7m x 4.5m).

cellar 2

Dimensions: 12' 10" x 12' 2" (3.9m x 3.7m).

First Floor Landing

Dimensions: 12' 2" x 5' 7" (3.7m x 1.7m).

Reception 1

Dimensions: 15' 1" x 12' 2" (4.6m x 3.7m).

Hall

Dimensions: 10' 6" x 3' 7" (3.2m x 1.1m).

Bedroom 1

Dimensions: 10' 6" x 8' 10" (3.2m x 2.7m).

Bedroom 2

Dimensions: 15' 1" x 14' 9" (4.6m x 4.5m).

Bedroom 3

Dimensions: 15' 5" x 10' 2" (4.7m x 3.1m).

Second Floor Landing

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

Bathroom

Dimensions: 8' 10" x 6' 3" (2.7m x 1.9m).

External Areas

Yard

Yard to the rear with gated access



GOLDEN LODGE FISH & CHIPS

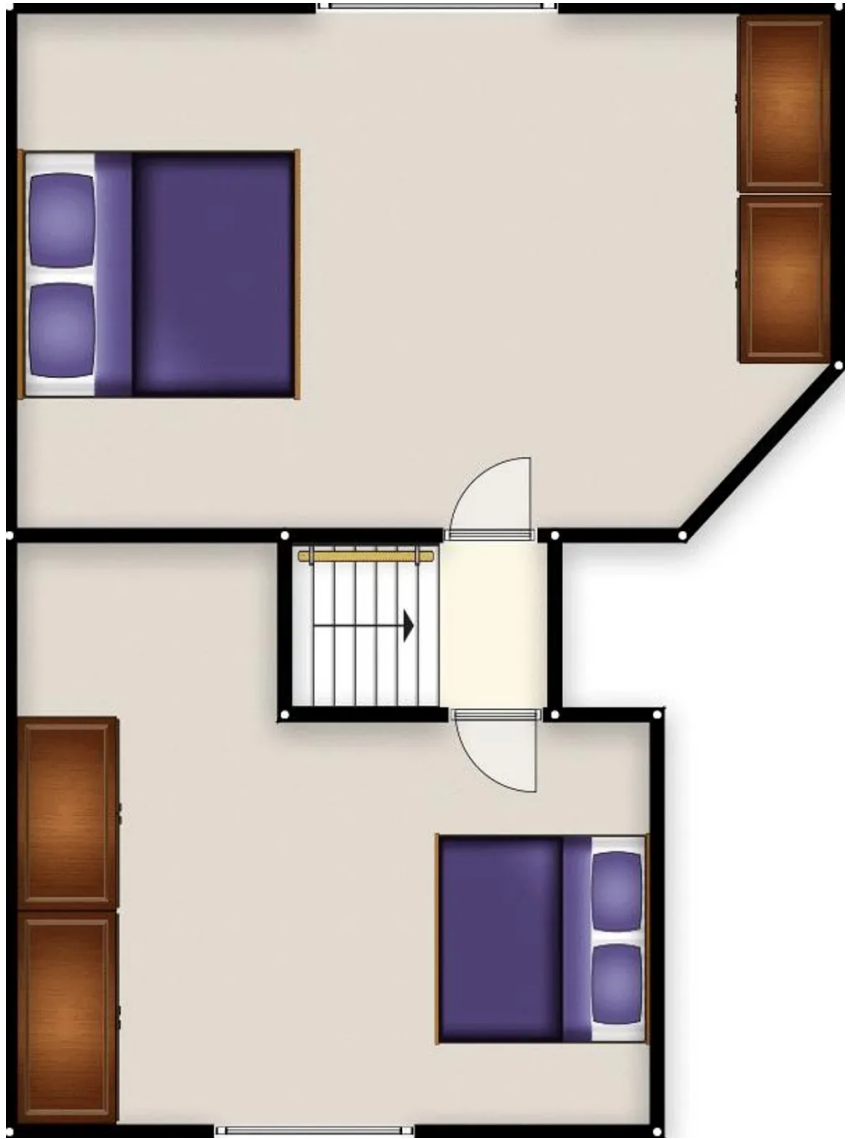
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Hills Swinton | Salfords Estate Agent

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