



11 Old Mill Close, Pendlebury

Manchester



In Excess of £210,000

# 11 Old Mill Close

Pendlebury, Manchester

A CHARMING END OF TERRACE HOUSE LOCATED IN A QUIET CUL DE SAC. On the ground floor the house offers an ENTRANCE HALL, A SPACIOUS LOUNGE WITH A BAY WINDOW, A FITTED KITCHEN, AND A LARGE CONSERVATORY WITH HEATING. On the first floor Council Tax band: B

Tenure: Leasehold

- WELL PRESENTED END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH UNDERFLOOR HEATING
- SEAGRASS CARPET AND LAMINATE FLOORING
- LARGE HEATED CONSERVATORY
- FITTED KITCHEN
- NEW BOILER 2019
- DOUBLE DRIVEWAY
- QUIET CUL DE SAC LOCATION



**Hallway**

3' 3" x 3' 3" (1.00m x 1.00m)

**Living room**

15' 5" x 9' 10" (4.70m x 3.00m)

**Kitchen**

13' 1" x 9' 10" (4.00m x 3.00m)

**Conservatory**

13' 5" x 13' 1" (4.10m x 4.00m)

**Landing**

8' 2" x 6' 3" (2.50m x 1.90m)

**Bedroom 1**

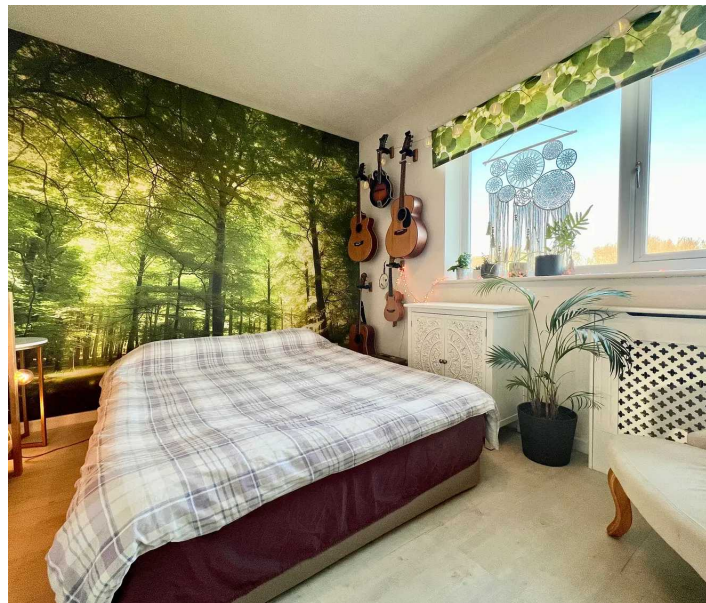
9' 2" x 13' 1" (2.80m x 4.00m)

**Bedroom 2**

9' 6" x 13' 1" (2.90m x 4.00m)

**Bathroom**

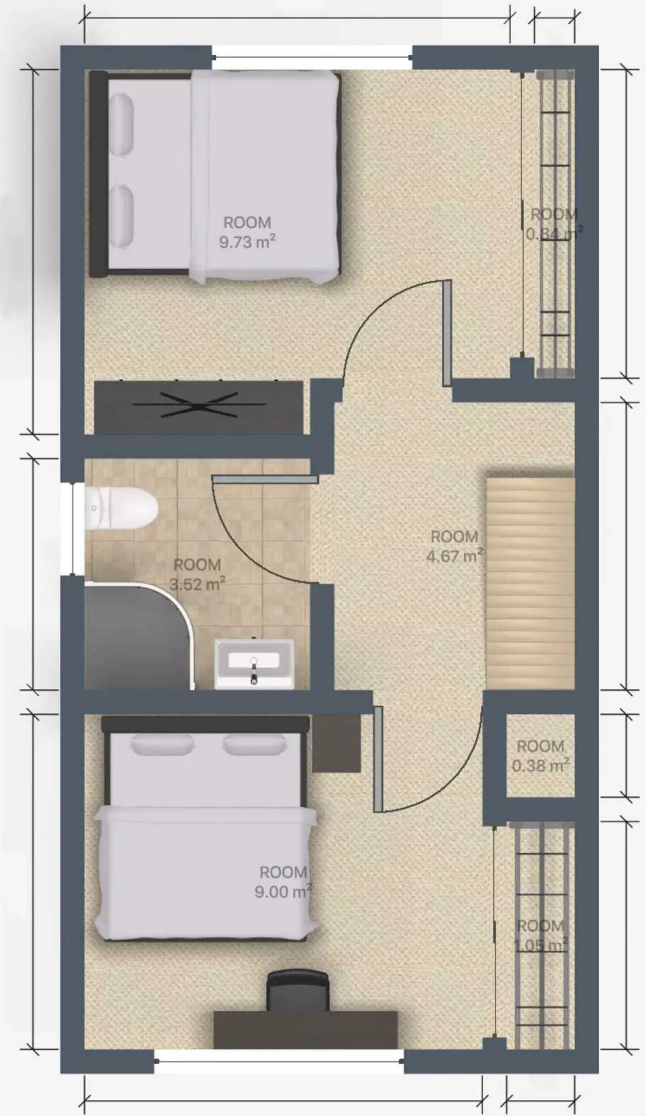
6' 3" x 6' 7" (1.90m x 2.00m)





HILLS









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