



**34 Old Mill Close, Pendlebury**  
Manchester



Offers in Region of **£205,000**



# 34 Old Mill Close

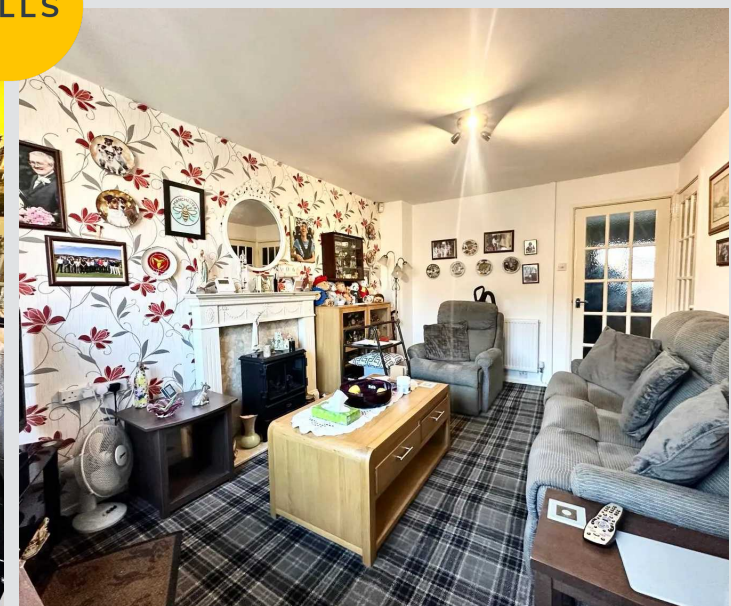
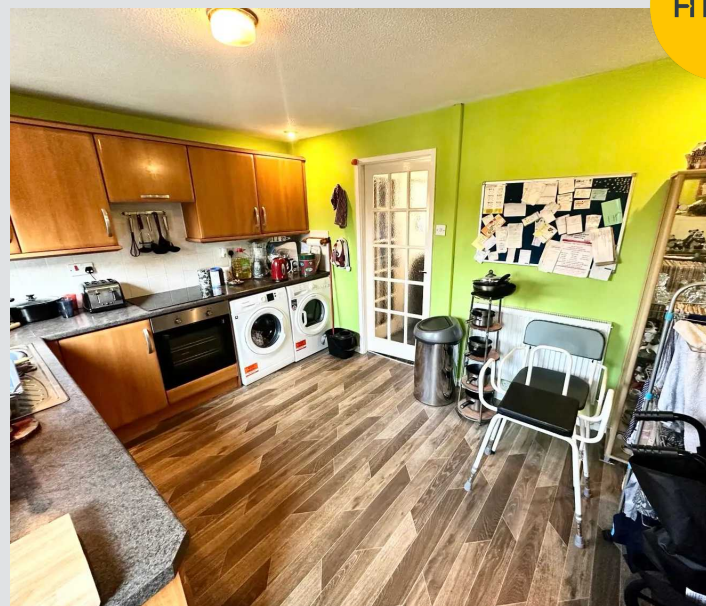
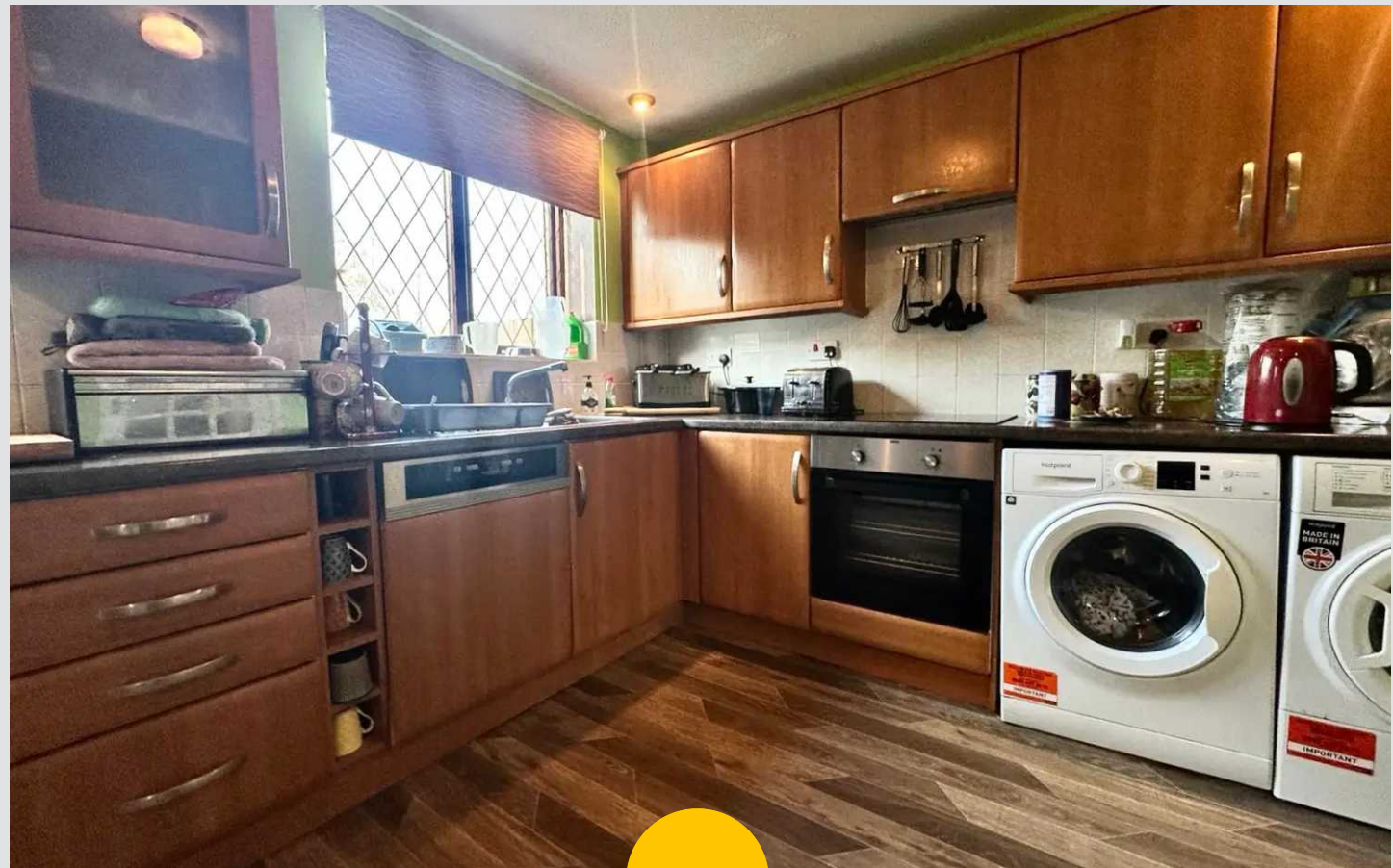
Pendlebury, Manchester

\* A PERFECT FIRST HOME Ideally positioned on a CUL-DE-SAC in a POPULAR residential area, this FANTASTIC PROPERTY features 2 DOUBLE BEDROOMS and a RECENTLY FITTED MODERN BATHROOM to the first floor, whilst the ground floor comprises of an entrance hallway, lounge, and FITTED MODERN KITCHEN...

Council Tax band: B

Tenure: Leasehold

- PERFECT FIRST HOME
- SOUTH-FACING REAR GARDEN
- DRIVEWAY & OFF-ROAD PARKING TO THE FRONT
- FITTED MODERN KITCHEN & DINING AREA
- RECENTLY FITTED MODERN BATHROOM
- 2 DOUBLE BEDROOMS
- UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- POPULAR LOCATION ON A CUL-DE-SAC CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS





**Hallway**

5' 7" x 4' 3" (1.70m x 1.30m)

**Reception 1**

14' 9" x 13' 1" (4.50m x 4.00m)

**Kitchen & Dining area**

13' 5" x 9' 10" (4.10m x 3.00m)

**Landing**

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

**Bedroom 1**

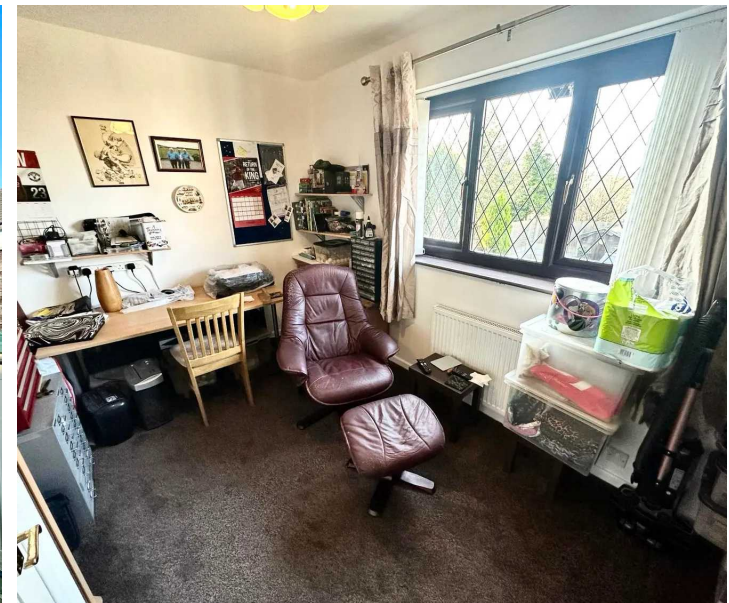
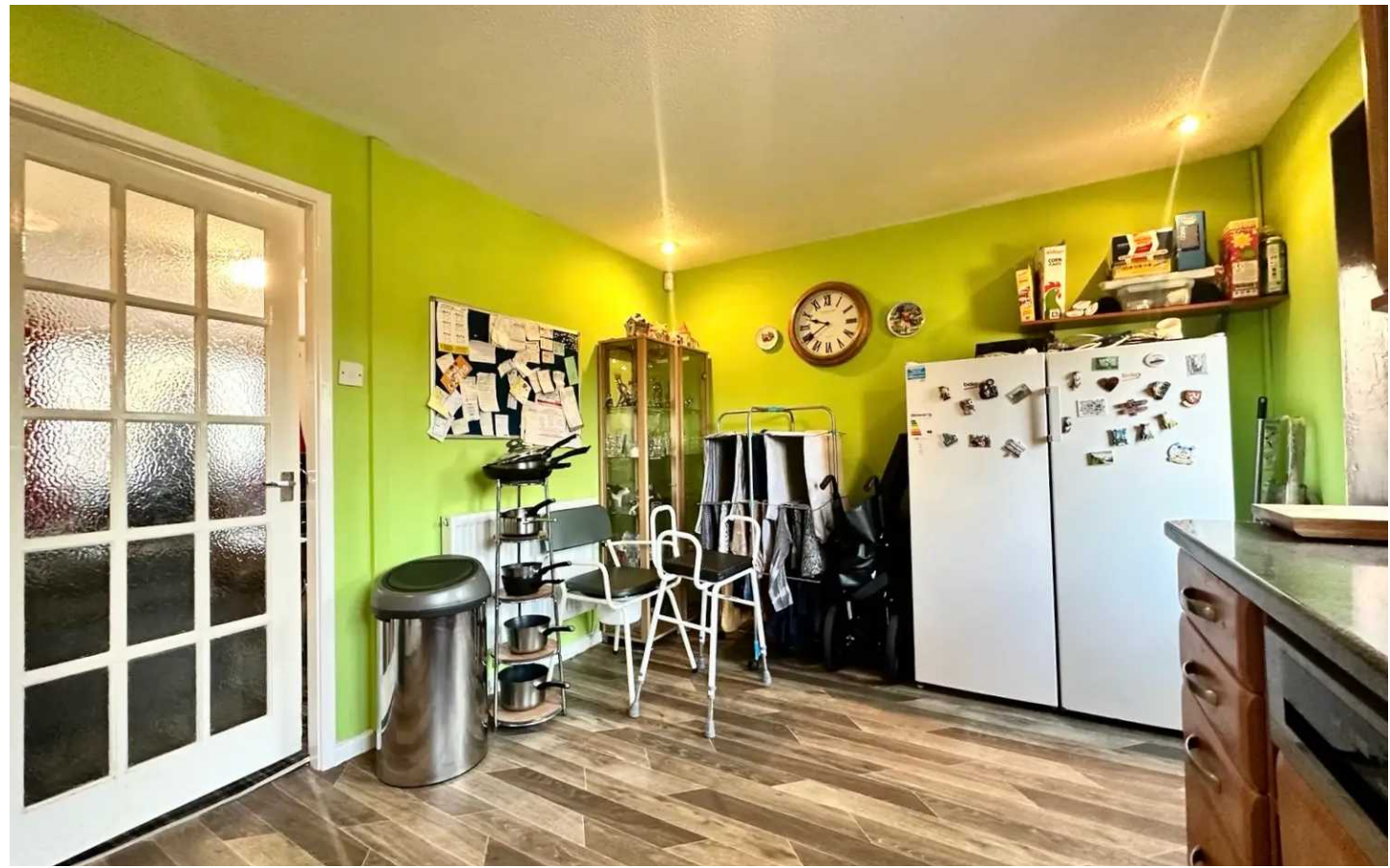
13' 5" x 9' 2" (4.10m x 2.80m)

**Bedroom 2**

13' 5" x 8' 10" (4.10m x 2.70m)

**Bathroom**

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





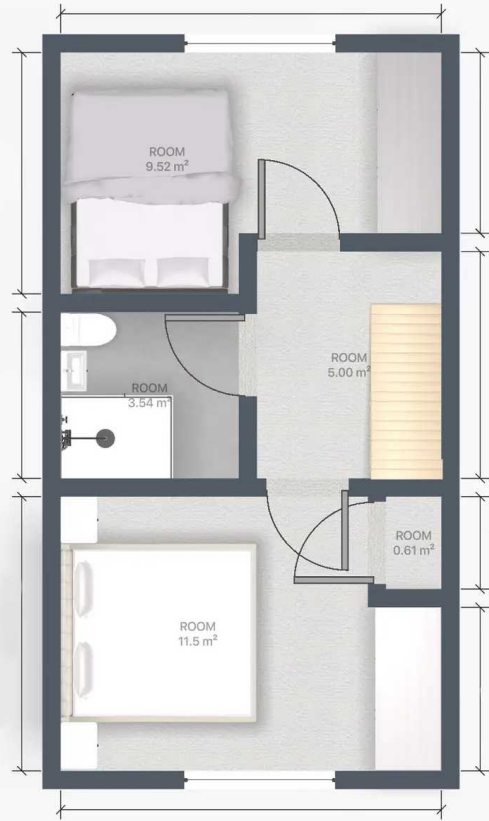


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