



40 Agecroft Road, Pendlebury

Manchester



In Excess of £230,000



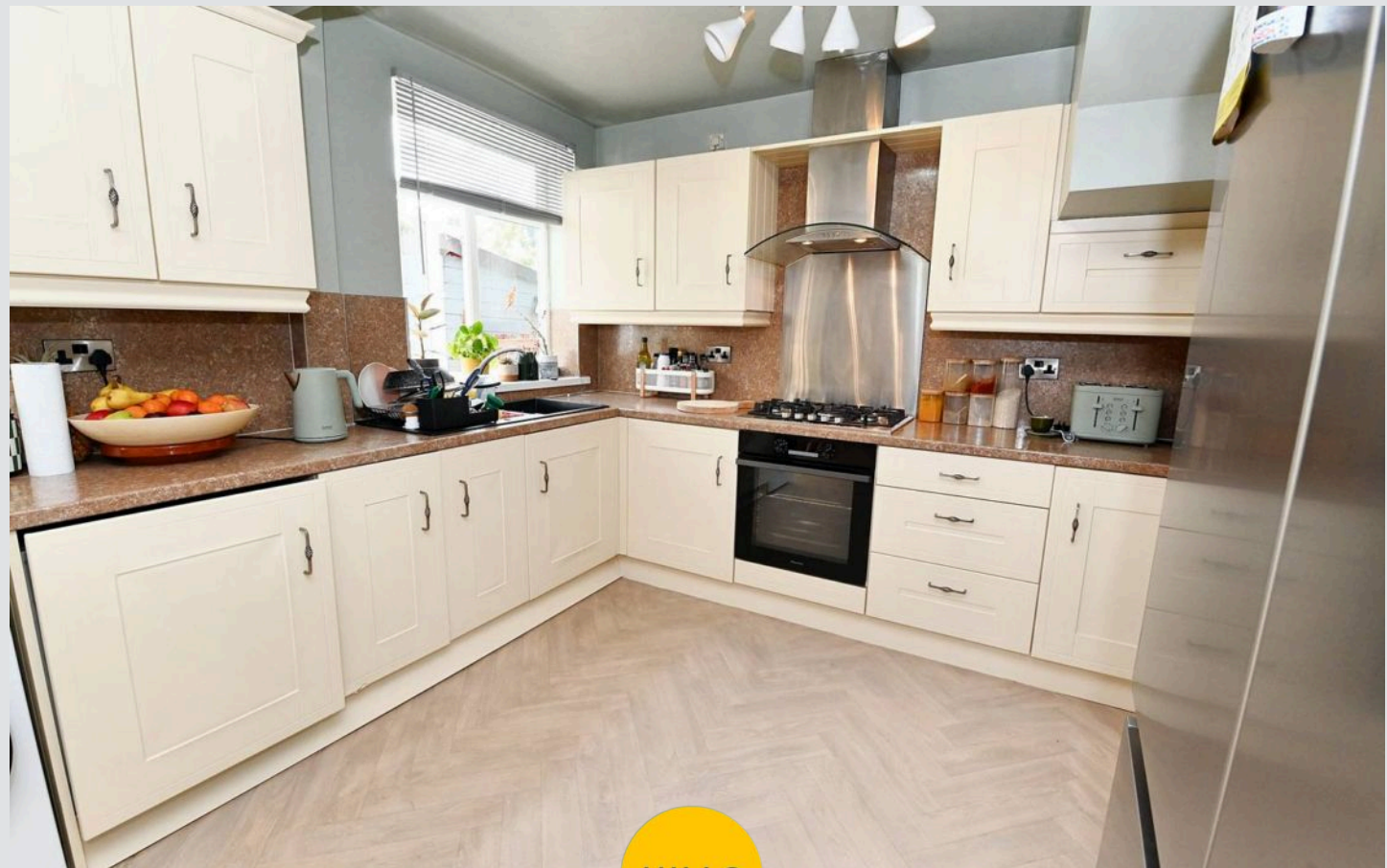
# 40 Agecroft Road

Pendlebury, Manchester

A VERY WELL PRESENTED SEMI DETACHED HOUSE WITH A BEAUTIFUL MATURE REAR GARDEN. On the ground floor, the property offers an entrance hall, a spacious lounge, a modern kitchen with dining area, and a conservatory. On the first floor there are three bedrooms and a family bathroom. The loft has Council Tax band: B

Tenure: Leasehold

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- BEAUTIFUL MATURE REAR GARDENS
- DRIVEWAY TO THE FRONT
- MODERN KITCHEN AND BATHROOM
- SPACIOUS LOUNGE
- CLOSE TO LOCAL SCHOOLS SHOPS AND TRANSPORT LINKS



HILLS



**Hallway**

9' 10" x 5' 3" (3.00m x 1.60m)

**Lounge**

12' 6" x 10' 10" (3.80m x 3.30m)

**Kitchen / Dining area**

18' 4" x 10' 10" (5.60m x 3.30m)

**Conservatory**

11' 10" x 7' 3" (3.60m x 2.20m)

**Landing**

7' 3" x 5' 11" (2.20m x 1.80m)

**Bedroom One**

10' 10" x 10' 10" (3.30m x 3.30m)

**Bedroom Two**

10' 10" x 10' 10" (3.30m x 3.30m)

**Bedroom Three**

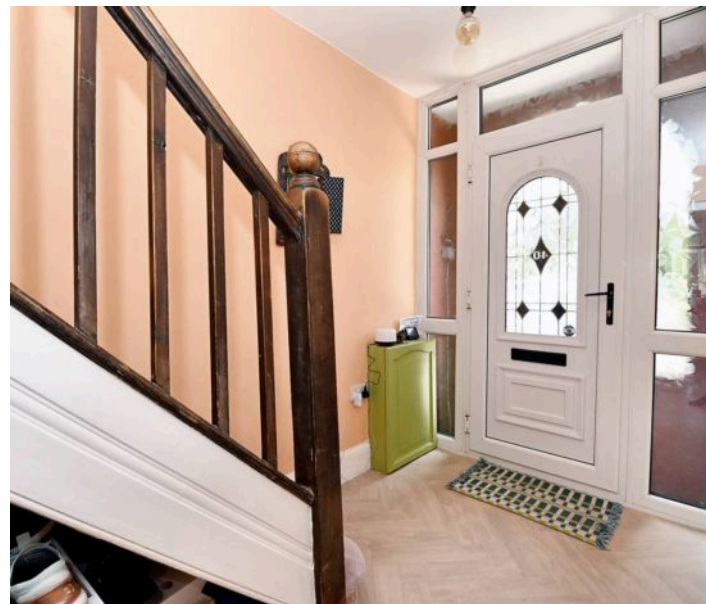
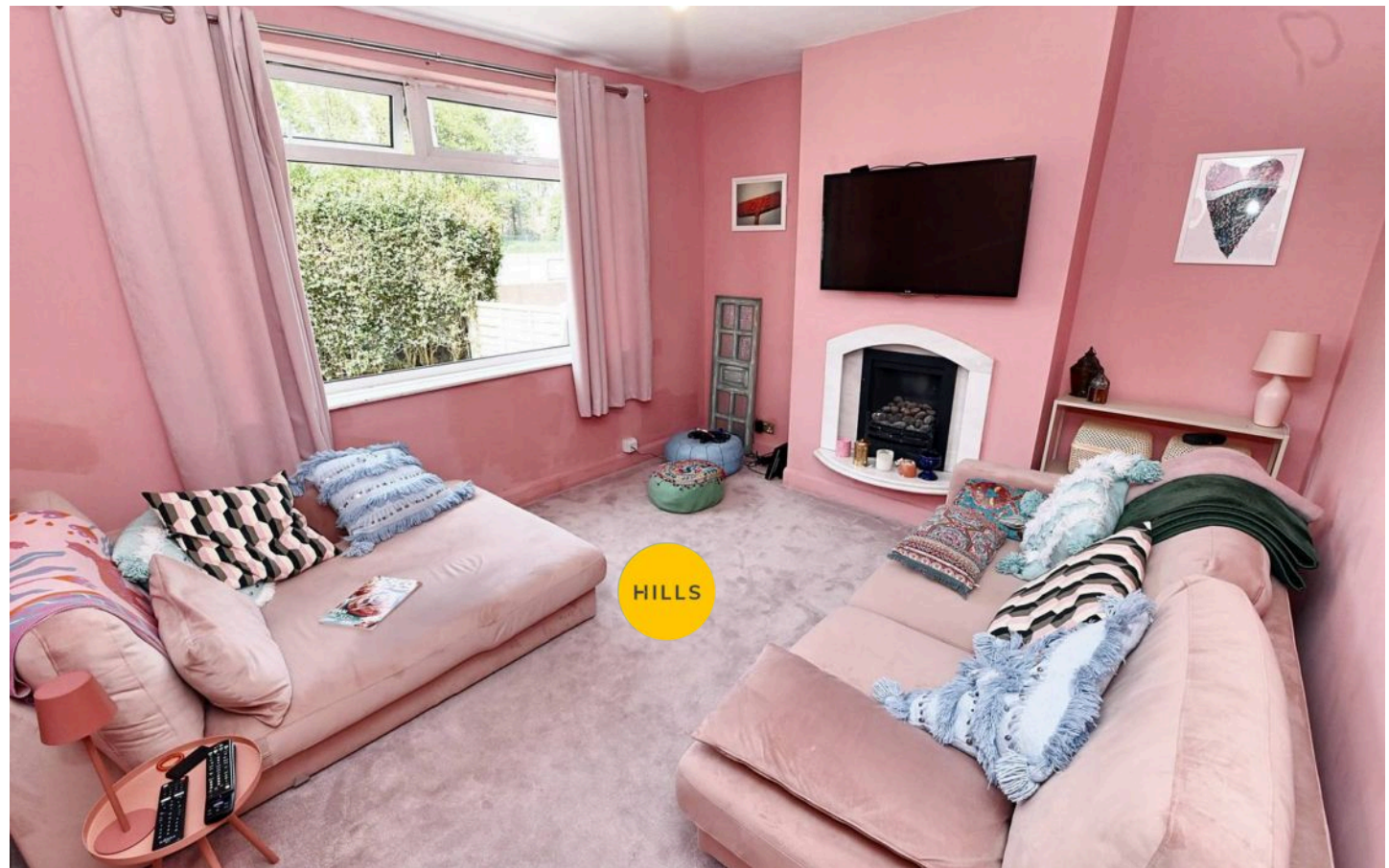
7' 7" x 7' 3" (2.30m x 2.20m)

**Bathroom**

7' 10" x 7' 3" (2.40m x 2.20m)

**Loft Space**

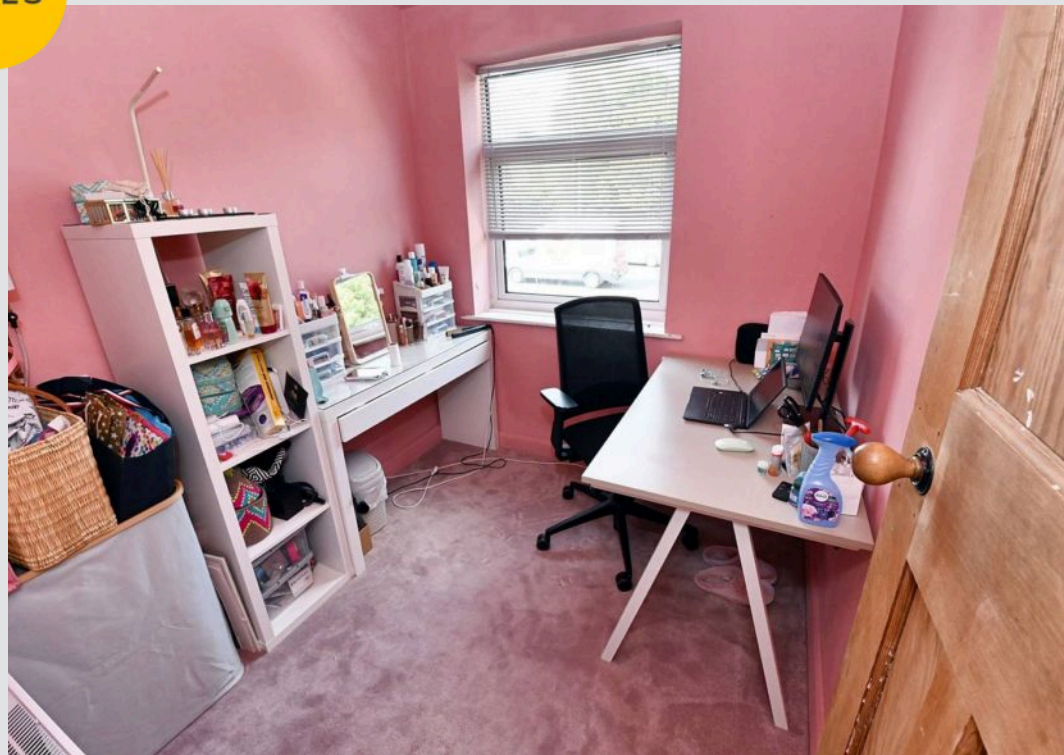
12' 10" x 10' 6" (3.90m x 3.20m)







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