



4 Ranelagh Road, Pendlebury

Manchester



Offers in Region of £425,000

4 Ranelagh Road

Pendlebury, Manchester

* A SPACIOUS FAMILY HOME * Ideally located close to many local amenities & excellent transport links, this FANTASTIC PROPERTY features 4 GENEROUS BEDROOMS along with an EN-SUITE, and 4-PIECE FAMILY..

Council Tax band: D

Tenure: Freehold

- SPACIOUS FAMILY HOME
- 4 GENEROUS BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS INCLUDING AN ENSUITE, 4-PIECE FAMILY BATHROOM, AND DOWNSTAIRS W.C
- FITTED MODERN KITCHEN & SEPARATE UTILITY AREA
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATED
- GARDENS TO THE FRONT, SIDE, AND REAR
- DETACHED GARAGE & GATED OFF-ROAD PARKING FOR MULTIPLE CARS
- POPULAR RESIDENTIAL AREA CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS

Hallway

8' 10" x 7' 10" (2.70m x 2.40m)

Reception One

12' 2" x 11' 10" (3.70m x 3.60m)

Reception Two

16' 1" x 14' 5" (4.90m x 4.40m)

WC

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

Kitchen / Dining area

28' 6" x 13' 1" (8.70m x 4.00m)

Reception Three

11' 10" x 10' 6" (3.60m x 3.20m)

Landing

26' 7" x 7' 10" (8.10m x 2.40m)

Bedroom One

16' 5" x 11' 10" (5.00m x 3.60m)

En-suite

7' 10" x 2' 7" (2.40m x 0.80m)

Bedroom Two

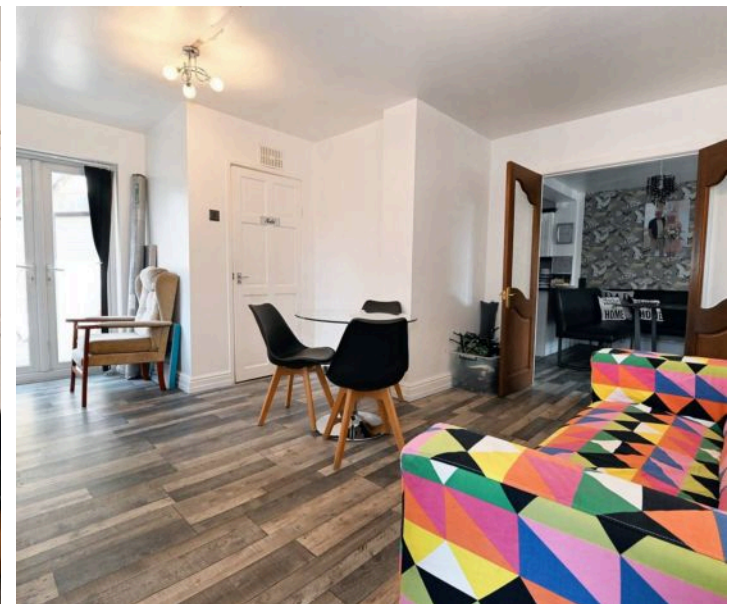
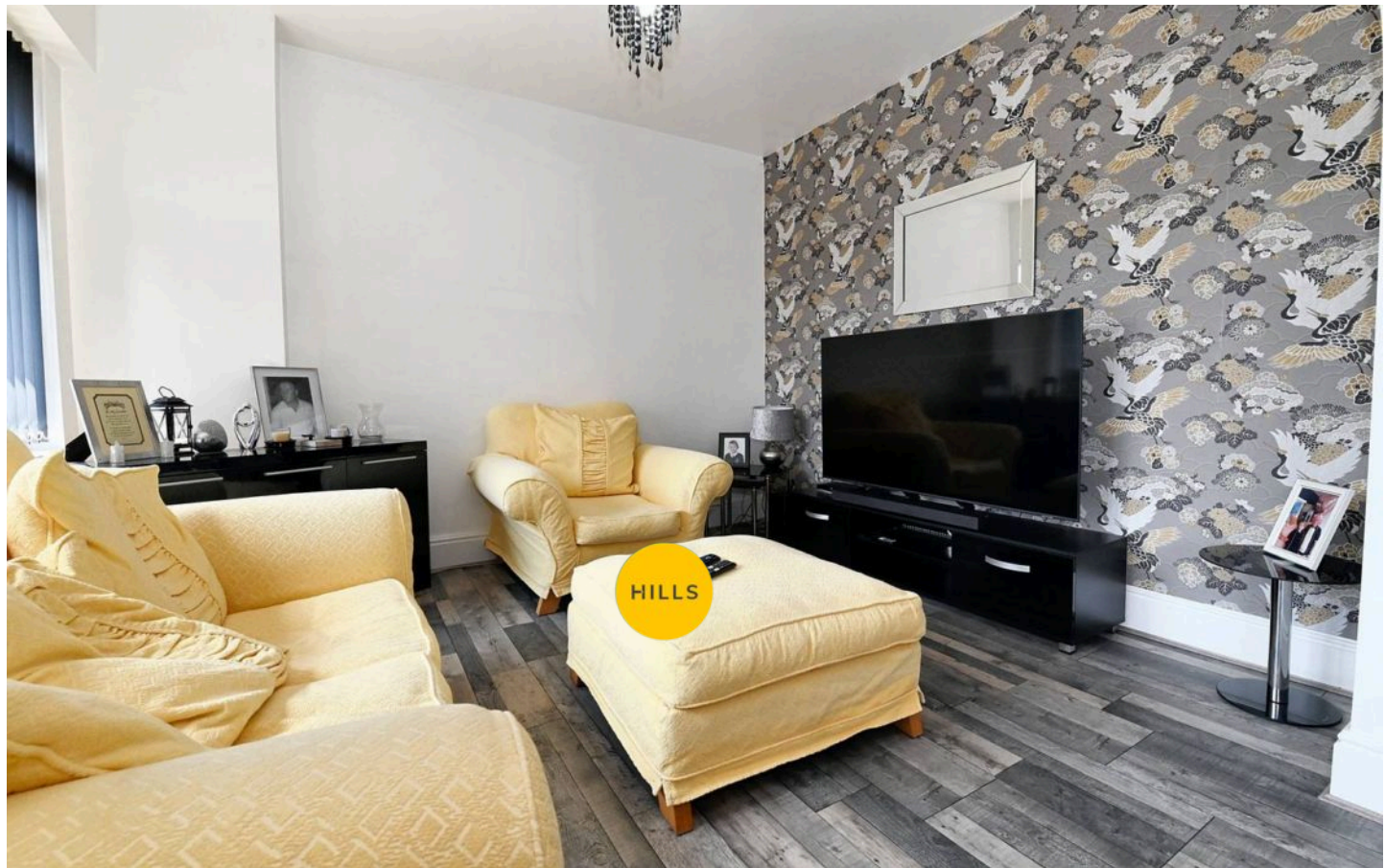
11' 10" x 10' 6" (3.60m x 3.20m)

Bedroom Three

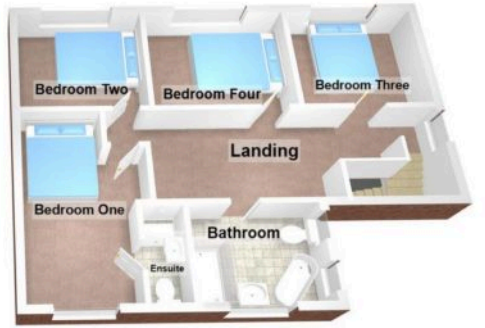
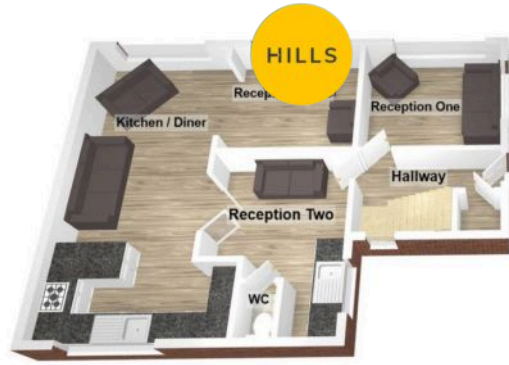
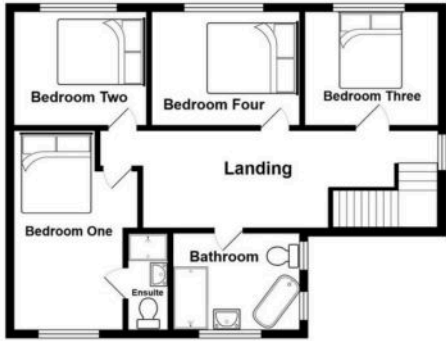
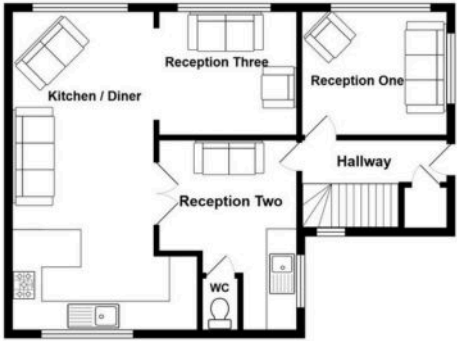
11' 10" x 10' 10" (3.60m x 3.30m)

Bathroom

10' 6" x 8' 2" (3.20m x 2.50m)









Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



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.