



Virginia Drive, Pendlebury

Manchester



In Excess of £260,000

Virginia Drive

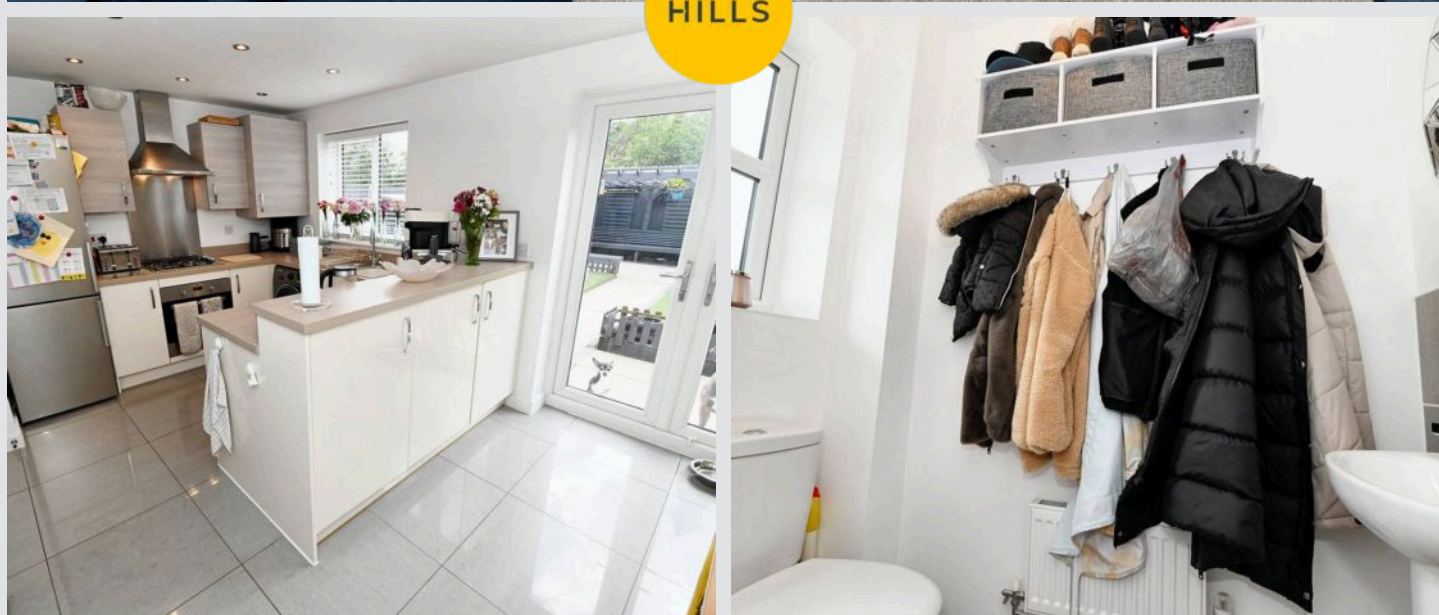
Pendlebury, Manchester

A VERY WELL PRESENTED MODERN SEMI DETACHED HOUSE ON THE FAMILY FRIENDLY TRINITY POINT DEVELOPMENT. THIS PROPERTY IS STILL UNDER NHBC GUARANTEE. On the the ground floor the house offers an entrance hall, WC, lounge, kitchen and dining room. On the first floor there

Council Tax band: C

Tenure: Leasehold

- VERY WELL PRESENTED SEMI DETACHED HOUSE
- SOUTH FACING GARDEN
- THREE BEDROOMS
- STILL UNDER NHBC GUARANTEE
- MODERN KITCHEN AND BATHROOMS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- DOUBLE DRIVEWAY
- QUIET LOCATION



WC

5' 9" x 3' 2" (1.76m x 0.96m)

Lounge

12' 10" x 13' 9" (3.92m x 4.19m)

Kitchen/Dining Area

15' 10" x 10' 8" (4.82m x 3.26m)

Bedroom One

10' 3" x 9' 9" (3.13m x 2.97m)

En-Suite

5' 3" x 5' 9" (1.60m x 1.76m)

Bedroom Two

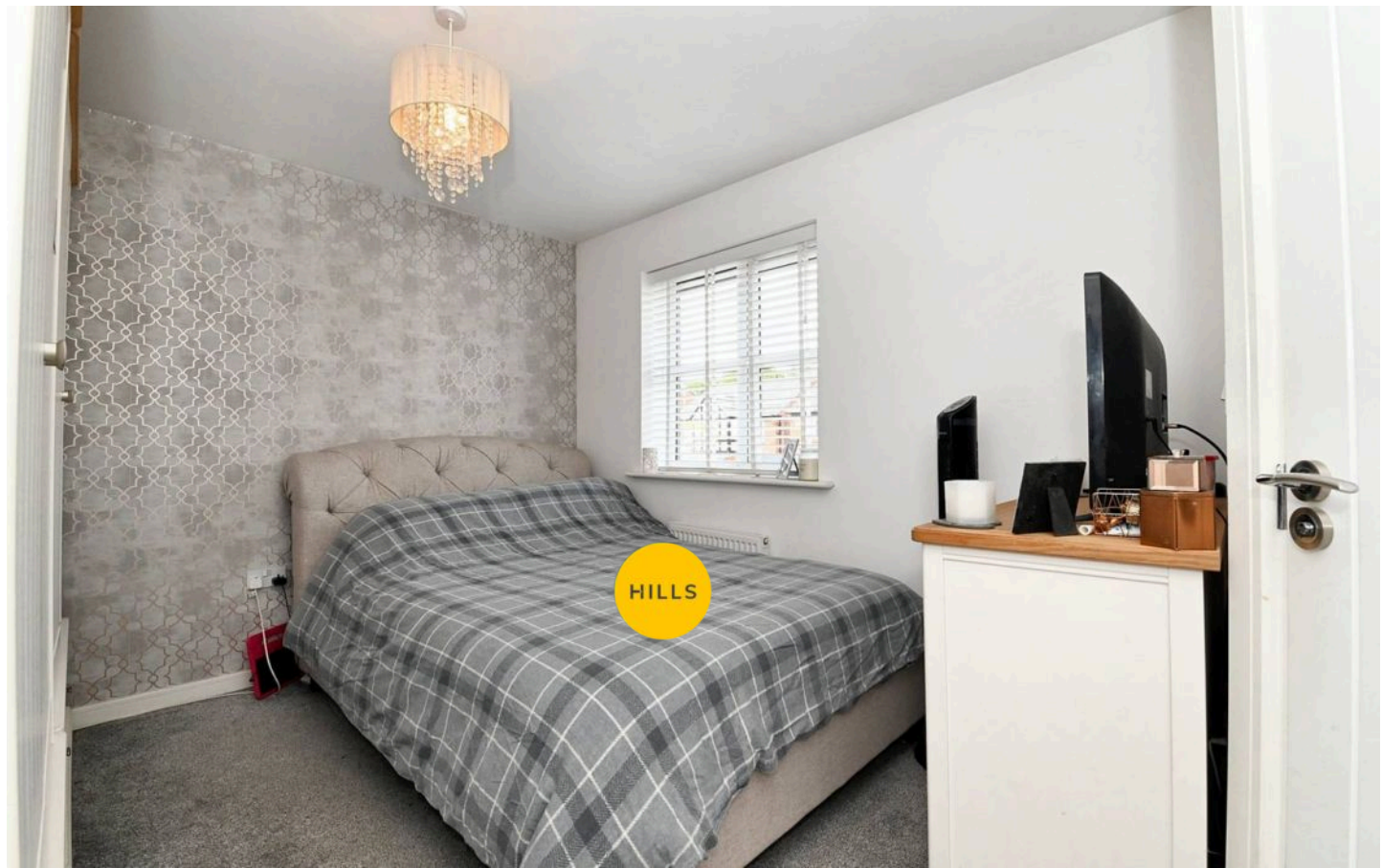
8' 11" x 8' 6" (2.73m x 2.58m)

Bedroom Three

6' 7" x 8' 10" (2.00m x 2.69m)

Bathroom

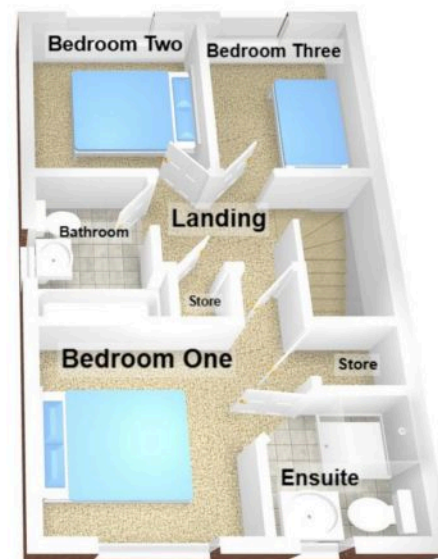
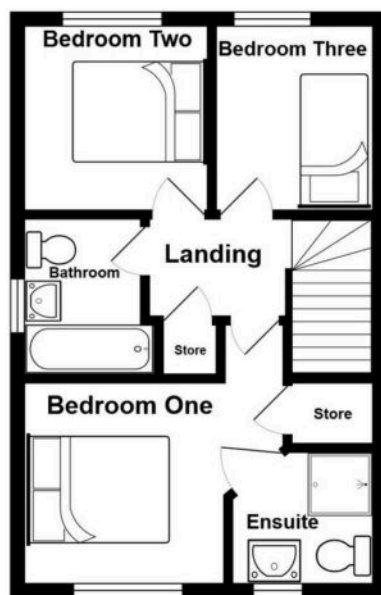
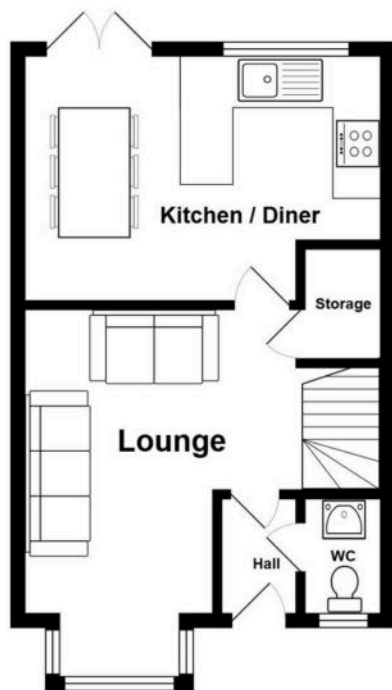
6' 3" x 6' 3" (1.90m x 1.90m)





HILLS







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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.