



74 Pendlebury Road, Swinton

Manchester



Offers in Region of £230,000

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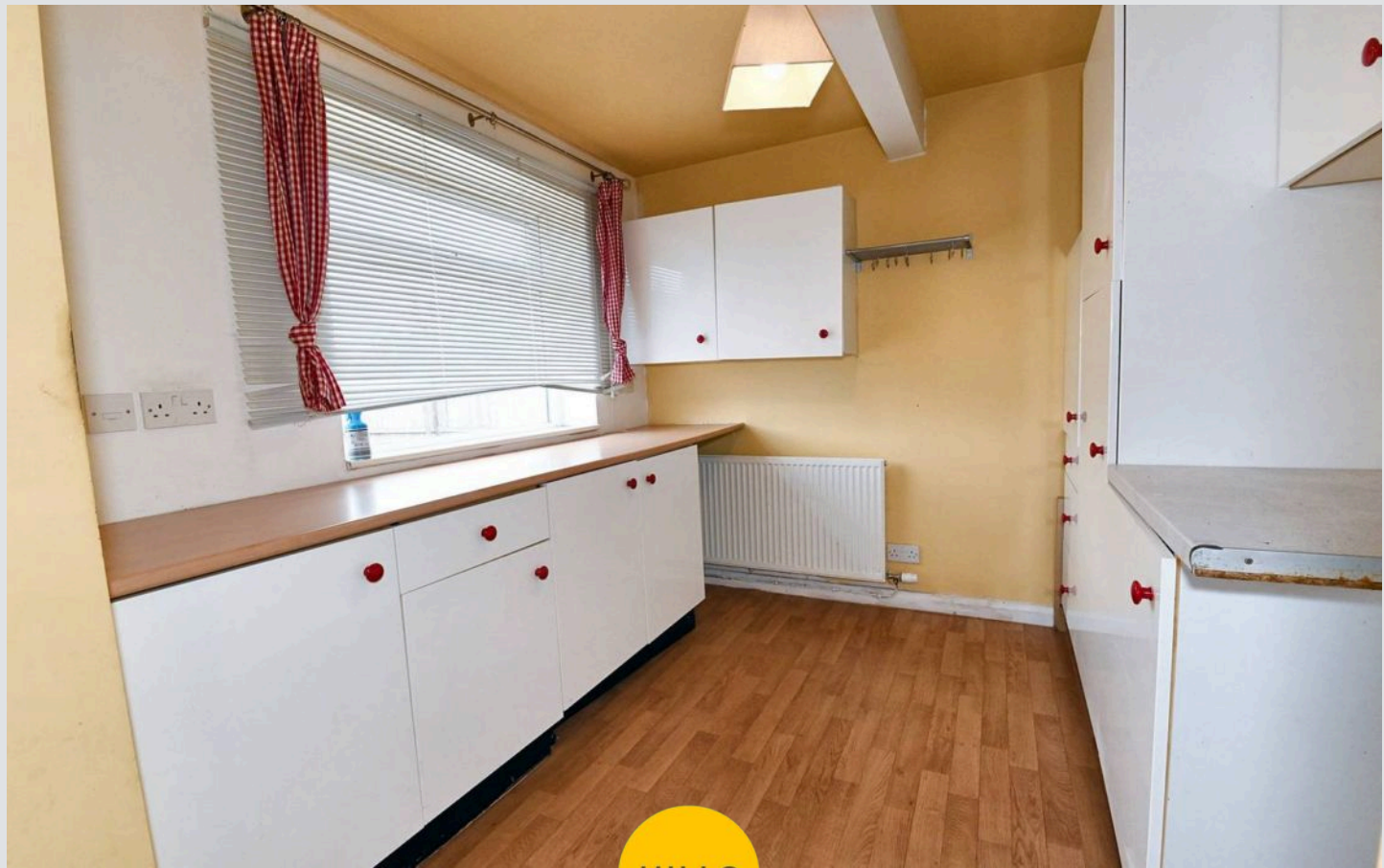
Swinton, Manchester

* CHAIN FREE * EXTENDED TO THE SIDE & REAR, the property features 3 BEDROOMS and a family bathroom to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of a porch, hallway, 3 RECEPTION ROO..

Council Tax band: B

Tenure: Leasehold

- CHAIN FREE
- EXTENDED TO THE SIDE & REAR
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- SPACIOUS KITCHEN + UTILITY ROOM
- OFF-ROAD PARKING
- LOW MAINTENANCE GARDEN TO THE REAR
- WALKING DISTANCE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



Porch

6' 7" x 3' 11" (2.00m x 1.20m)

Hall

11' 10" x 5' 7" (3.60m x 1.70m)

Reception One

11' 2" x 11' 2" (3.40m x 3.40m)

Reception Two

17' 9" x 9' 2" (5.40m x 2.80m)

Reception Three

15' 1" x 8' 6" (4.60m x 2.60m)

Kitchen

17' 5" x 8' 6" (5.30m x 2.60m)

Utility Room

9' 10" x 6' 7" (3.00m x 2.00m)

WC

7' 3" x 2' 4" (2.20m x 0.70m)

Landing

6' 11" x 5' 11" (2.10m x 1.80m)

Bedroom One

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

Bedroom Two

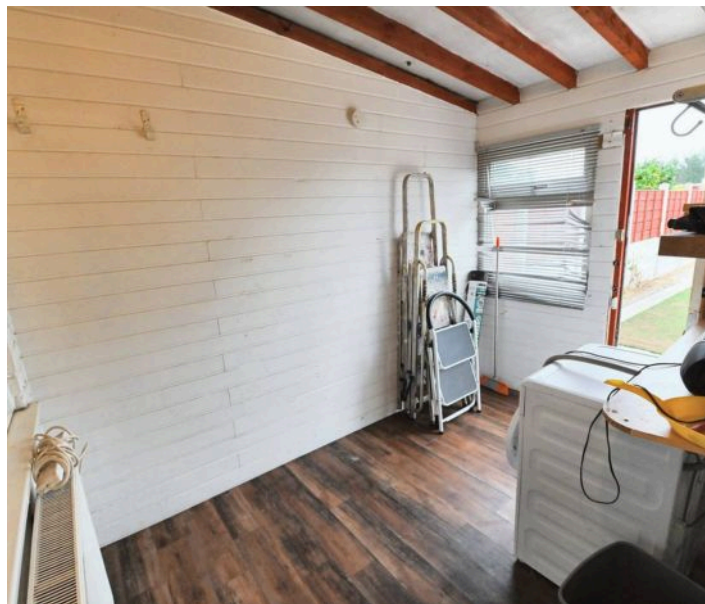
10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Three

6' 11" x 5' 11" (2.10m x 1.80m)

Bathroom

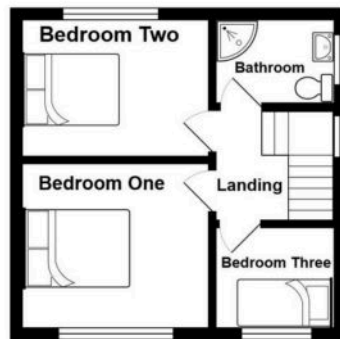
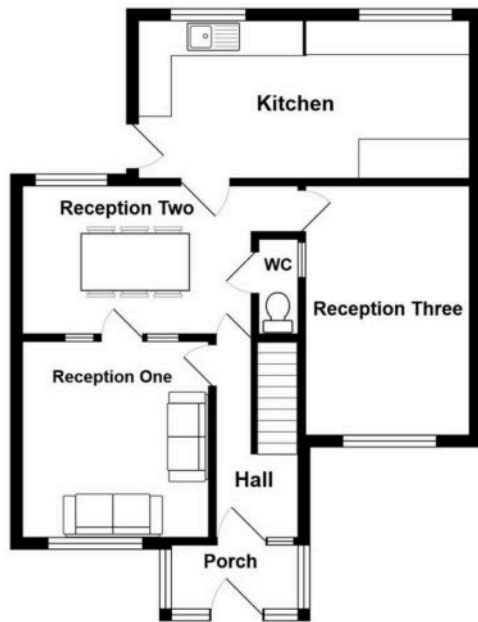
6' 7" x 5' 11" (2.00m x 1.80m)





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.