



7 Pendlecroft Avenue, Pendlebury

Manchester

HILLS

In Excess of £280,000

7 Pendlecroft Avenue

Pendlebury, Manchester

* A BEAUTIFULLY PRESENTED FAMILY HOME * Ideally located in a DESIRABLE residential location, this FANTASTIC property features an entrance hallway, lounge, SEPERATE DINING AREA, and a STUNNING MODERN KITCHEN to the ground floor, whilst the first floor comprises of a landing, 3 BEDROOMS, and a MODERN 4-PIECE FAMILY BATHROOM. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a LARGE, SOUTH-FACING GARDEN to the rear, and a GARAGE & OFF-ROAD PARKING for multiple cars to the front. Situated close to many local amenities & excellent transport links, COULD THIS BE THE PERFECT HOME FOR YOUR FAMILY? CALL US NOW TO BOOK A VIEWING!

Council Tax band: B

Tenure: Freehold

- STUNNING MODERN FAMILY HOME
- 3 BEDROOMS
- LOUNGE & SEPERATE DINING AREA
- BEAUTIFUL MODERN FITTED KITCHEN
- GARAGE & OFF-ROAD PARKING FOR MULTIPLE CARS
- LARGE, WELL-MAINTAINED SOUTH-FACING GARDEN TO THE REAR
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATED
- MODERN 4-PIECE FAMILY BATHROOM
- IDEALLY LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



Hallway

4' 0" x 3' 2" (1.22m x 0.96m)

Lounge

14' 0" x 13' 6" (4.26m x 4.11m)

Dining Area

10' 7" x 7' 2" (3.22m x 2.18m)

Kitchen

10' 6" x 6' 2" (3.20m x 1.88m)

Landing

9' 2" x 5' 8" (2.79m x 1.73m)

Bedroom One

13' 6" x 8' 6" (4.11m x 2.59m)

Bedroom Two

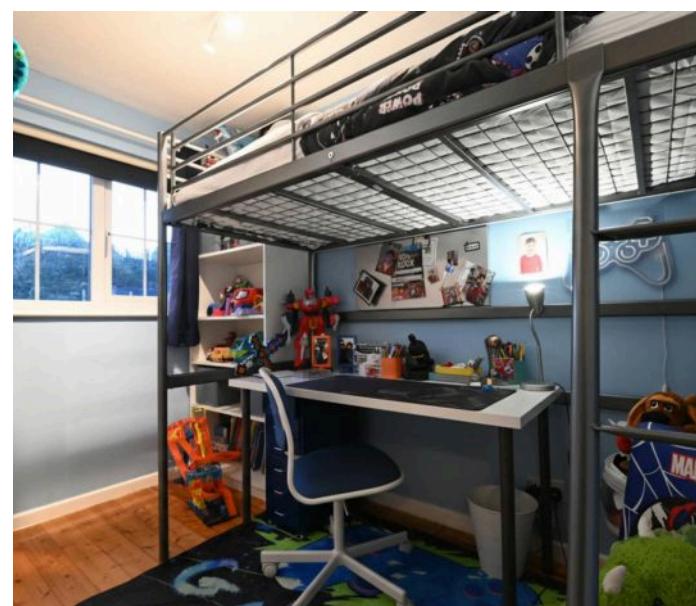
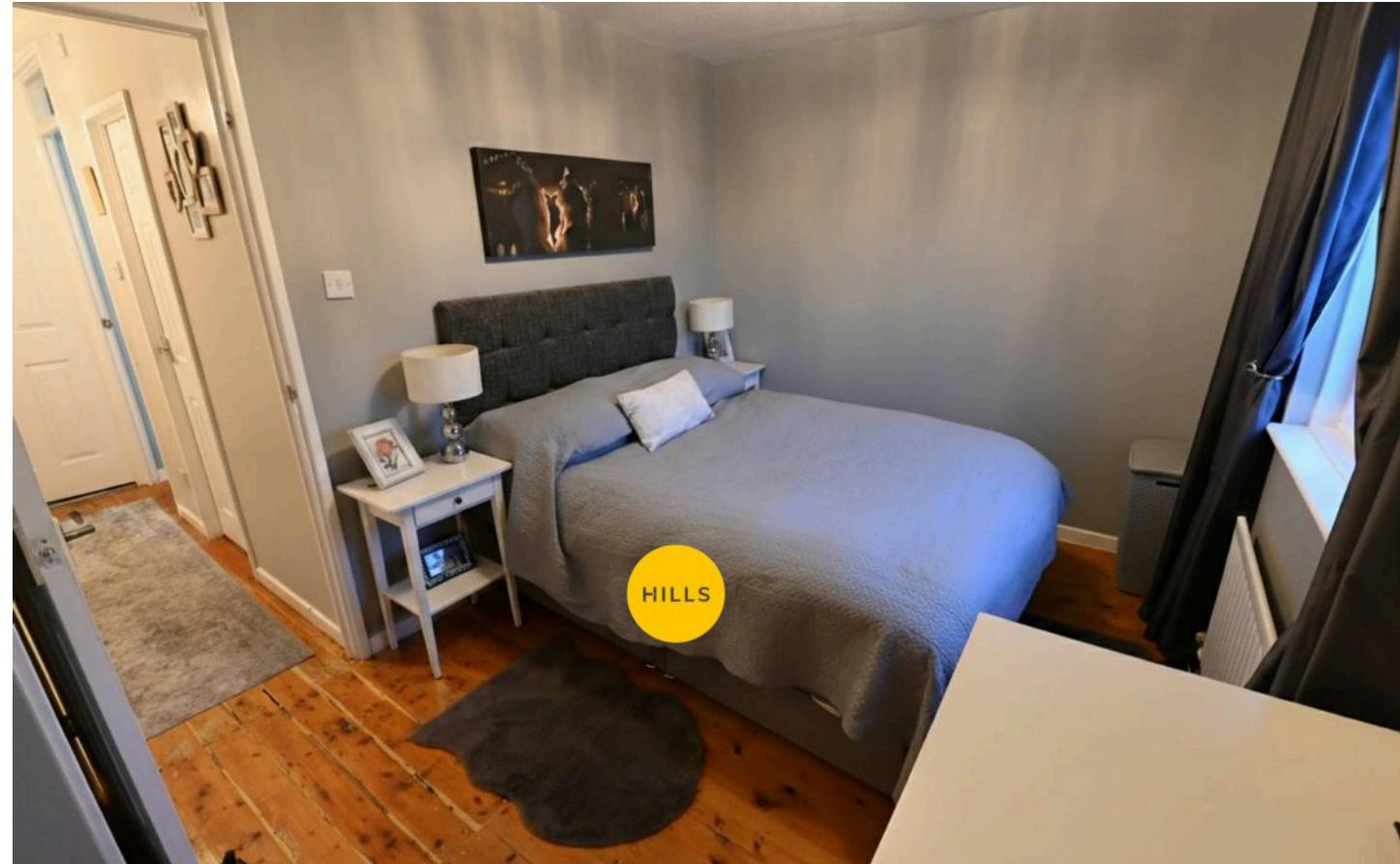
9' 6" x 7' 6" (2.89m x 2.28m)

Bedroom Three

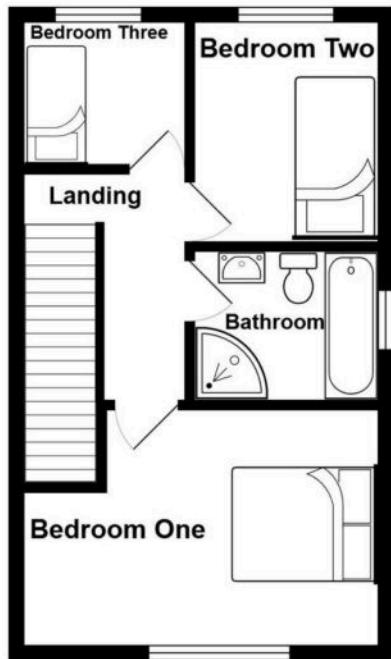
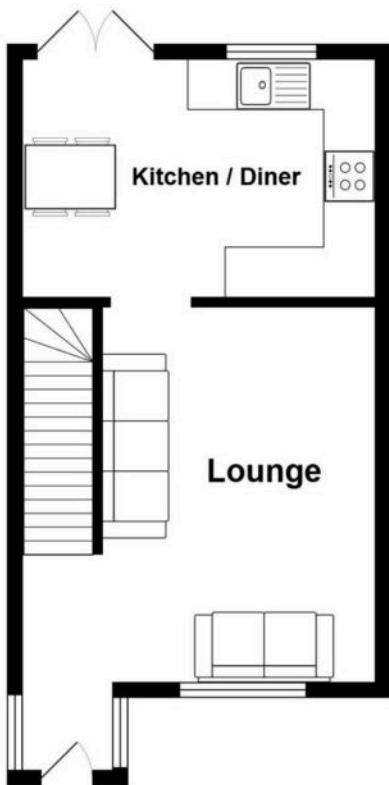
7' 8" x 6' 8" (2.34m x 2.03m)

Bathroom

7' 4" x 6' 1" (2.23m x 1.85m)









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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.

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