



7 Pendlecroft Avenue, Pendlebury  
Manchester



In Excess of £280,000



# 7 Pendlecroft Avenue

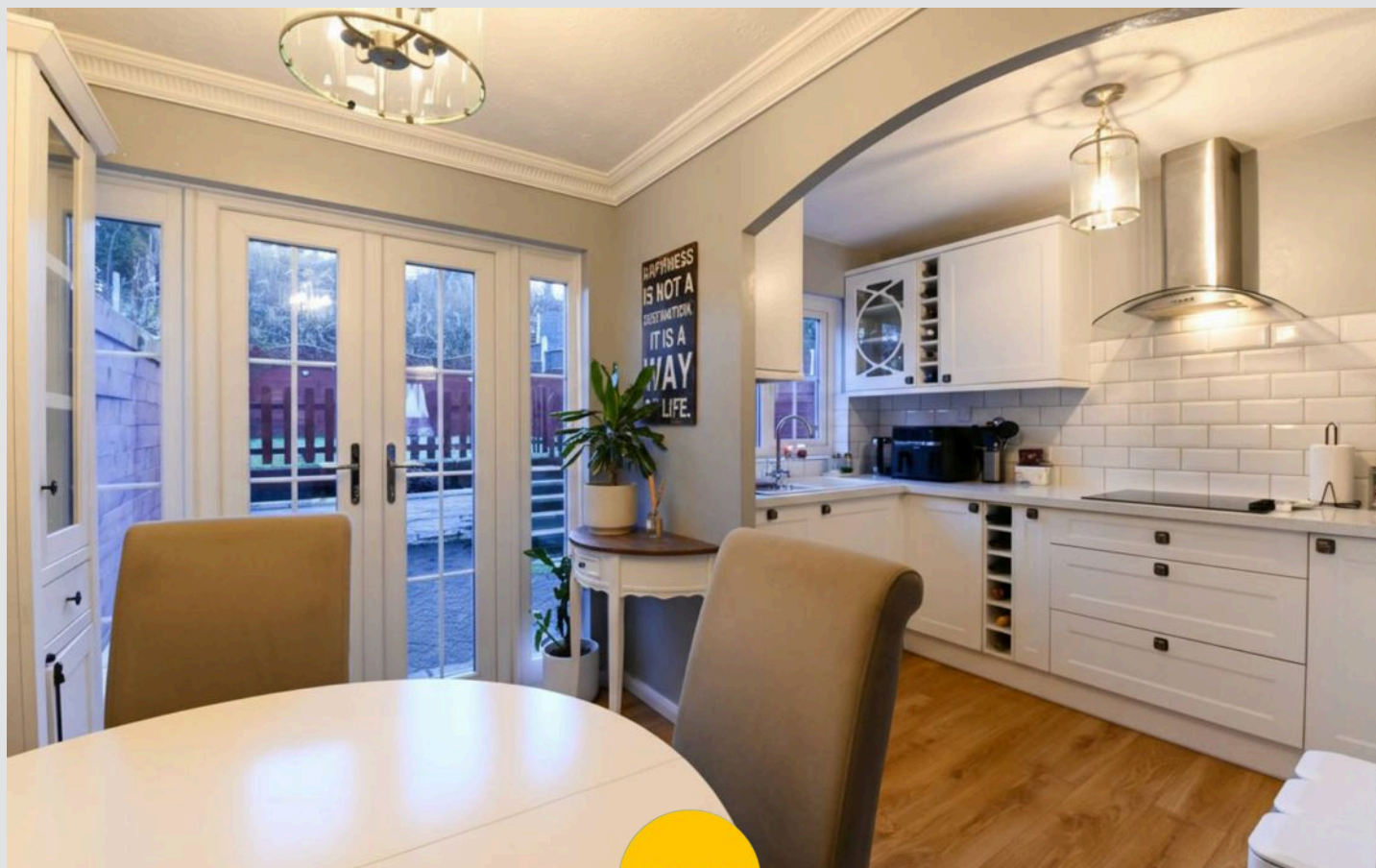
Pendlebury, Manchester

\* 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**

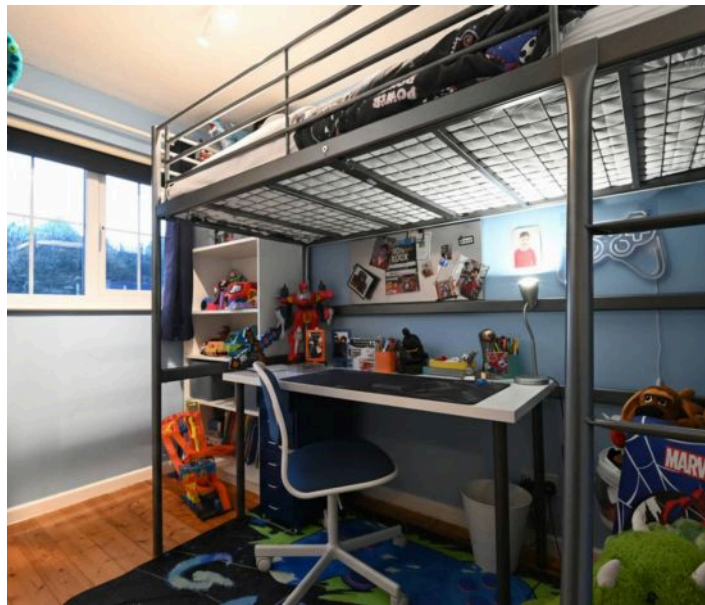
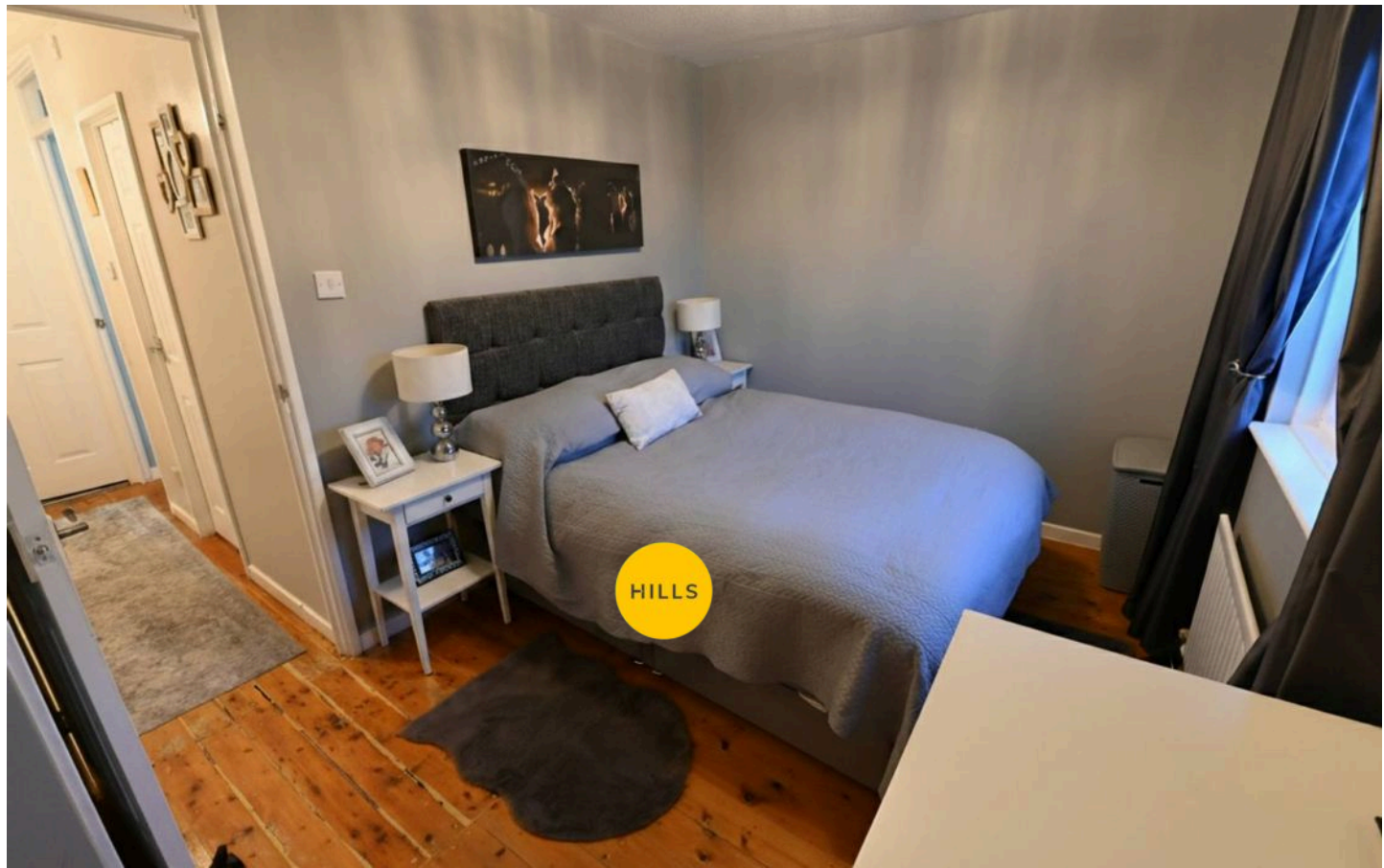
9' 6" x 7' 6" (2.89m x 2.28m)

**Bedroom Three**

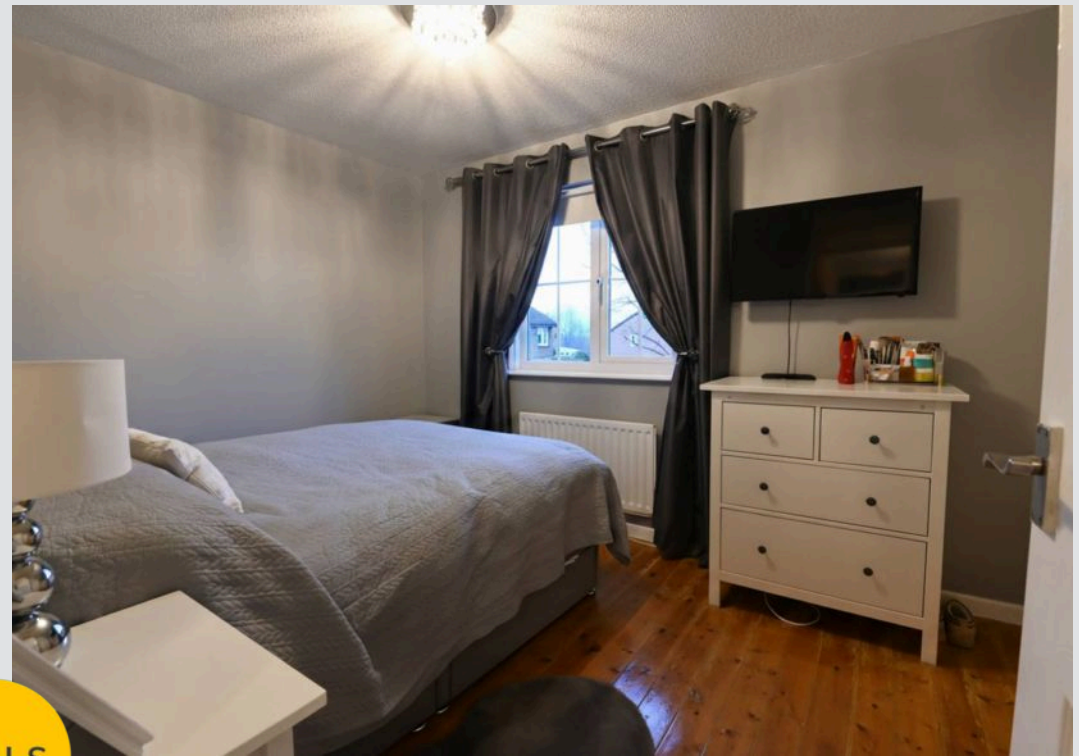
7' 8" x 6' 8" (2.34m x 2.03m)

**Bathroom**

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

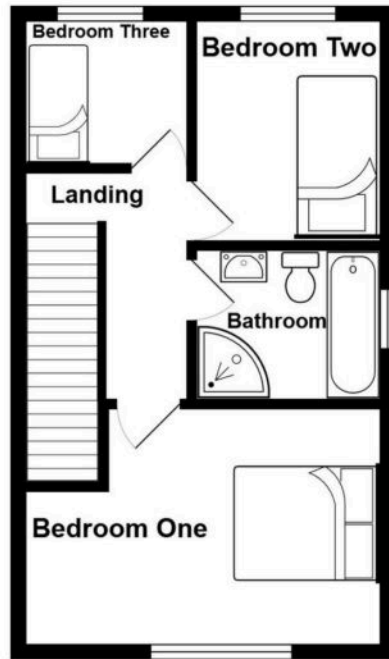
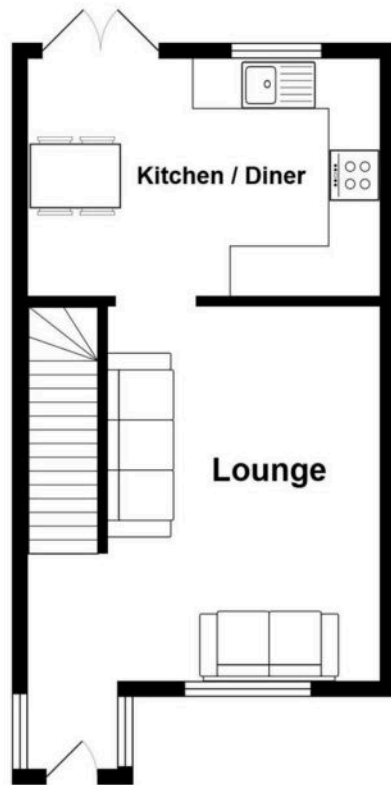






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