



14 Sillavan Close, Pendlebury

Manchester

HILLS

Offers in Region of £230,000



# 14 Sillavan Close

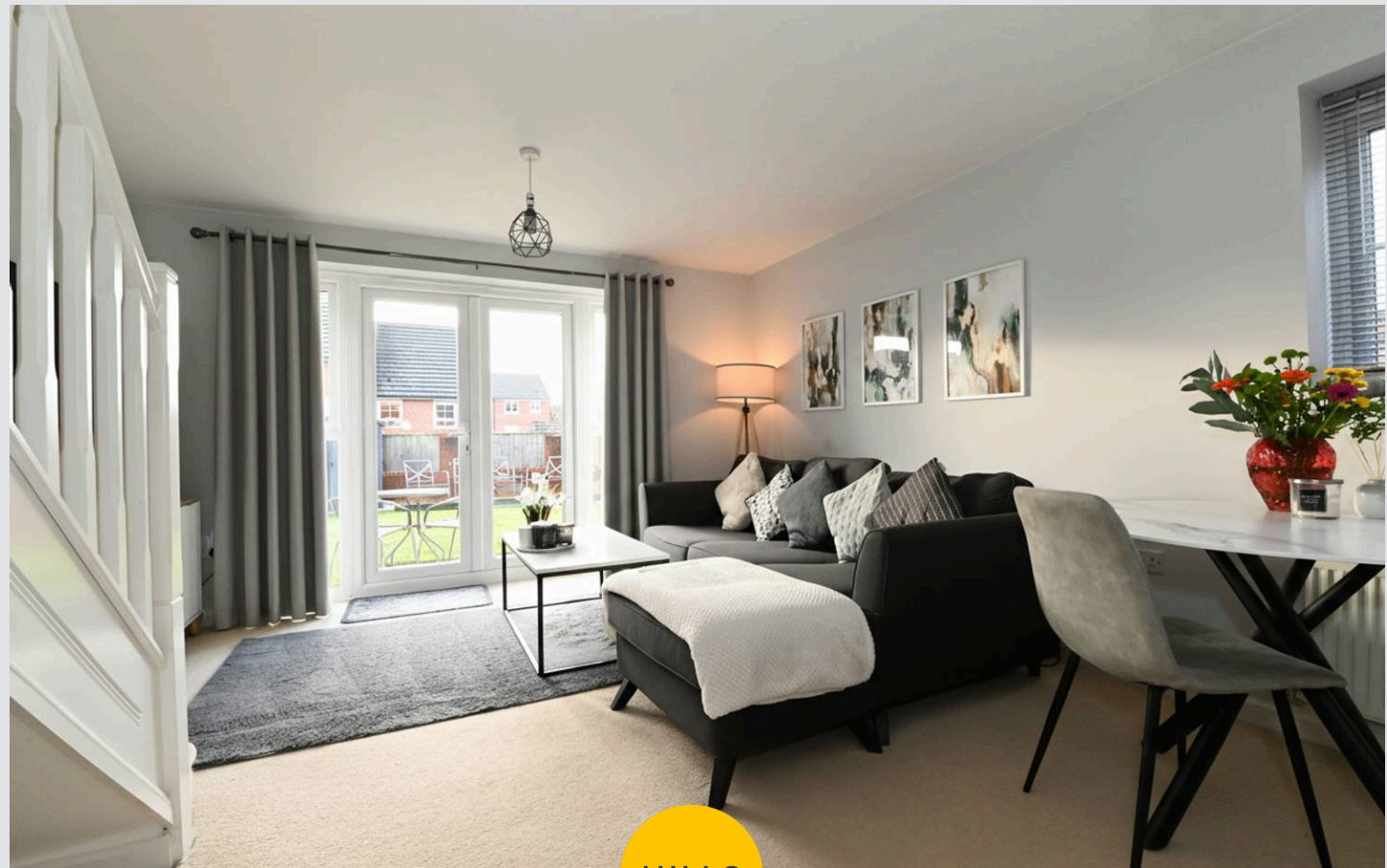
Pendlebury, Manchester

\* STUNNING MODERN HOME \* Ideally located on the DESIRABLE NIGHTINGALE GARDENS DEVELOPMENT, this FABULOUS PROPERTY features 2 GENEROUS DOUBLE BEDROOMS and a MODERN BATHROOM to the first floor, whilst the ground floor comprises of an entrance hallway, W.C, FITTED MODERN KITCHEN, and spacious lounge & dining area with French doors to the rear. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING FOR MULTIPLE CARS, and a SOUTH-FACING GARDEN to the rear. Close to many local amenities & excellent transport links, COULD THIS BE THE ONE FOR YOU? CALL US NOW TO BOOK A VIEWING!

Council Tax band: A

Tenure: Leasehold

- PERFECT FOR FIRST TIME BUYERS & YOUNG FAMILIES
- MODERN FITTED KITCHEN
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- DESIRABLE MODERN DEVELOPMENT
- 2 GENEROUS DOUBLE BEDROOMS
- SOUTH FACING GARDEN TO THE REAR
- OFF-ROAD PARKING FOR MULTIPLE CARS
- 2 BATHROOMS
- STUNNING MODERN HOME



HILLS



**Kitchen**

Dimensions: 8' 9" x 6' 4" (2.66m x 1.93m).

**Bathroom**

Dimensions: 6' 2" x 6' 1" (1.88m x 1.85m).

**Lounge & Dining Area**

Dimensions: 15' 0" x 12' 11" (4.57m x 3.93m).

**W.C**

Dimensions: 5' 3" x 2' 10" (1.60m x 0.86m).

**Bedroom 1**

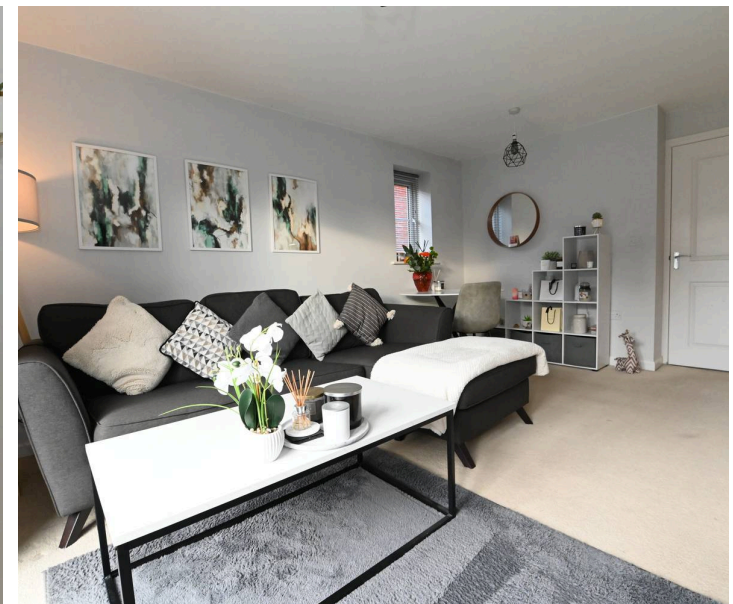
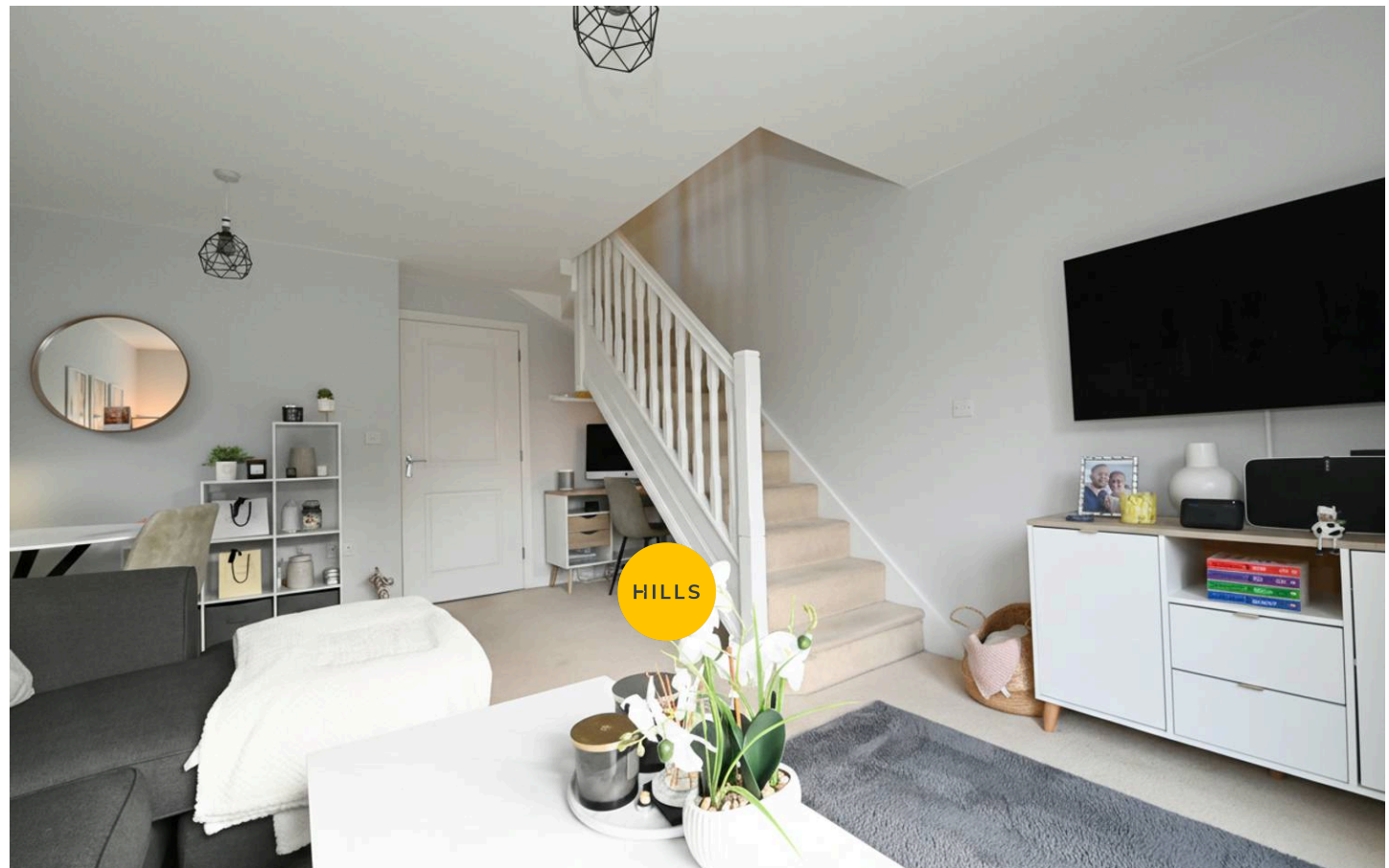
Dimensions: 12' 11" x 9' 4" (3.93m x 2.84m).

**Externally**

A garden with lawn & driveway offering off-road parking for multiple cars to the front. A South-facing garden with lawn, decked seating area, and gated side access.

**Bedroom 2**

Dimensions: 12' 11" x 8' 1" (3.93m x 2.46m).



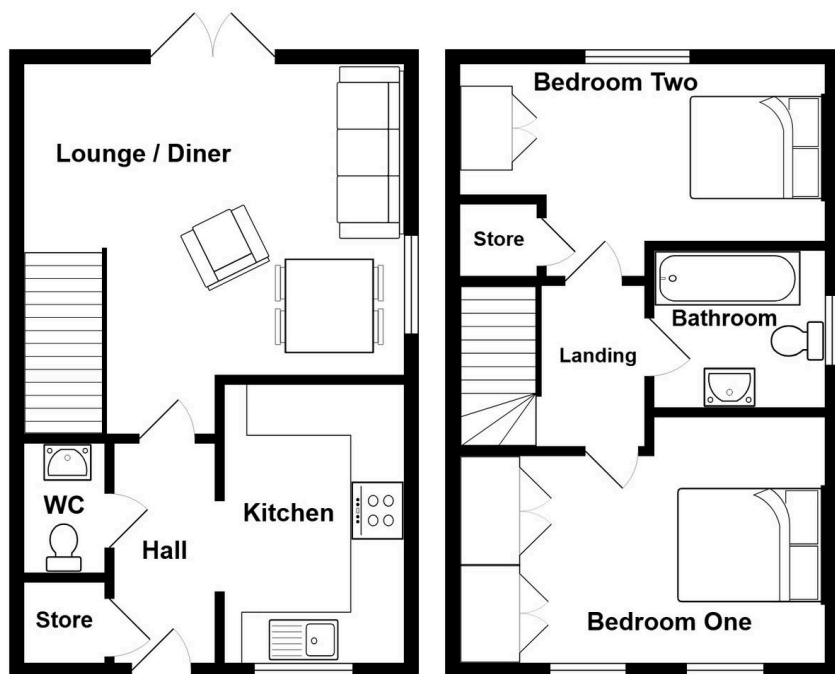




HILLS











## Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

[swinton@hills.agency](mailto:swinton@hills.agency)

[www.hills.agency/](http://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.