



70 Virginia Drive, Pendlebury

Manchester

HILLS

£325,000

70 Virginia Drive

Pendlebury, Manchester

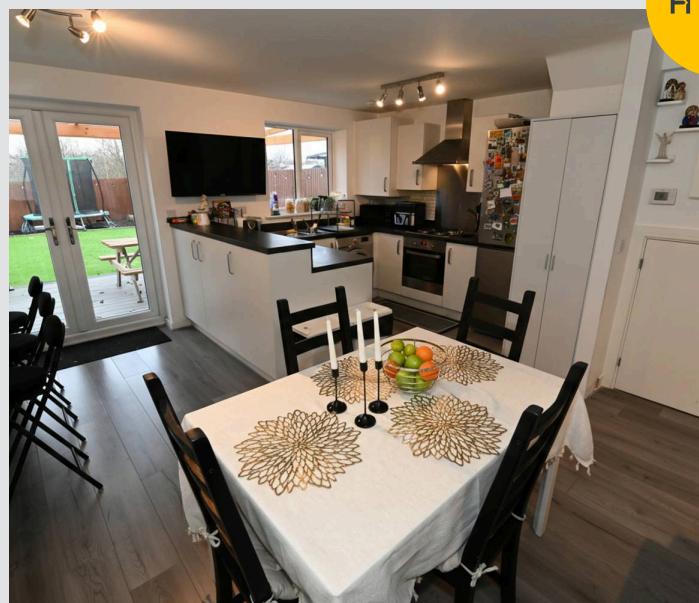
A VERY WELL PRESENTED MODERN DETACHED HOUSE LOCATED ON THE TRINITY POINT DEVELOPMENT IN AGECROFT. THE PROPERTY IS STILL UNDER NHBC GUARANTEE. On the ground floor the property offers a spacious open plan living area, combining lounge, kitchen and dining area. There is also Council Tax band: D

Tenure: Freehold

- VERY WELL PRESENTED DETACHED HOUSE
- MODERN PROPERTY STILL UNDER NHBC GUARANTEE
- THREE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE DINING AREA AND KITCHEN
- QUIET LOCATION
- GOOD SIZE LOW MAINTENANCE GARDEN
- DRIVEWAY FOR 2 CARS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING



HILLS



Hallway

6' 3" x 3' 3" (1.90m x 1.00m)

WC

5' 7" x 2' 11" (1.70m x 0.90m)

Lounge

16' 5" x 15' 9" (5.00m x 4.80m)

Kitchen / Diner

15' 9" x 10' 6" (4.80m x 3.20m)

Landing

6' 3" x 3' 7" (1.90m x 1.10m)

Bedroom One

12' 2" x 11' 6" (3.70m x 3.50m)

Ensuite

5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom Two

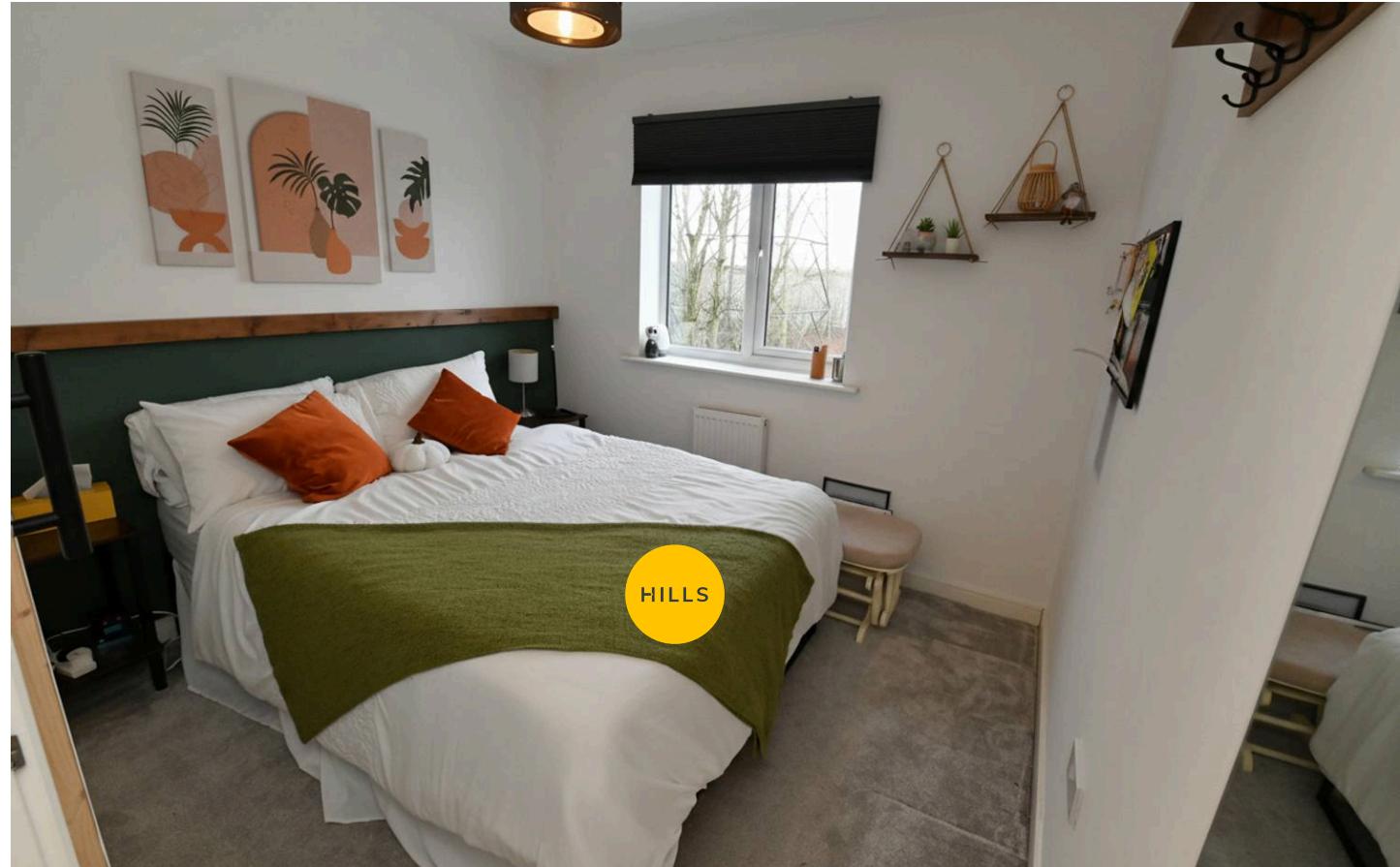
8' 10" x 8' 6" (2.70m x 2.60m)

Bedroom Three

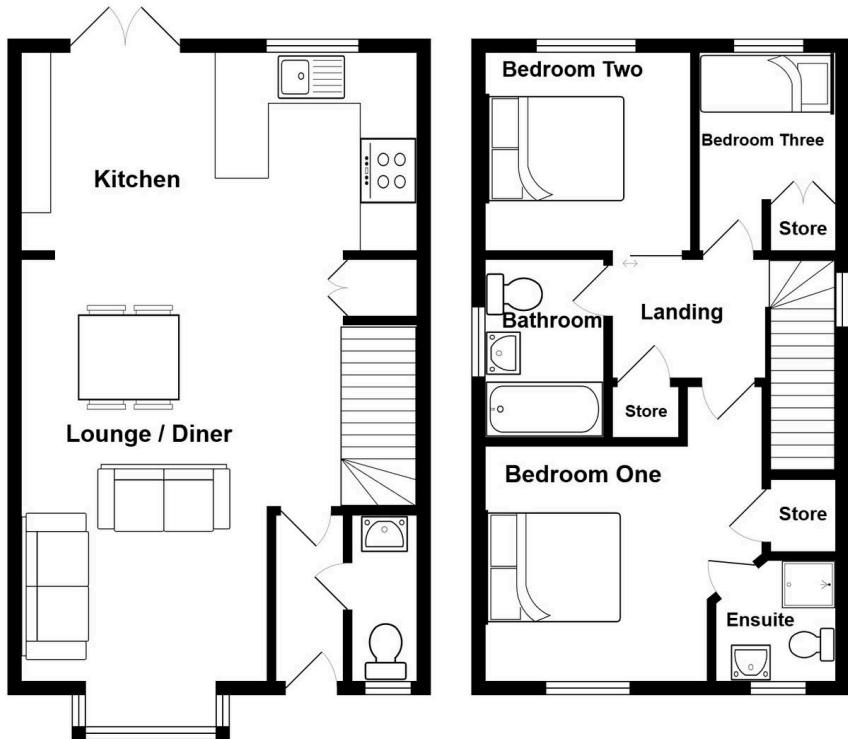
8' 10" x 6' 7" (2.70m x 2.00m)

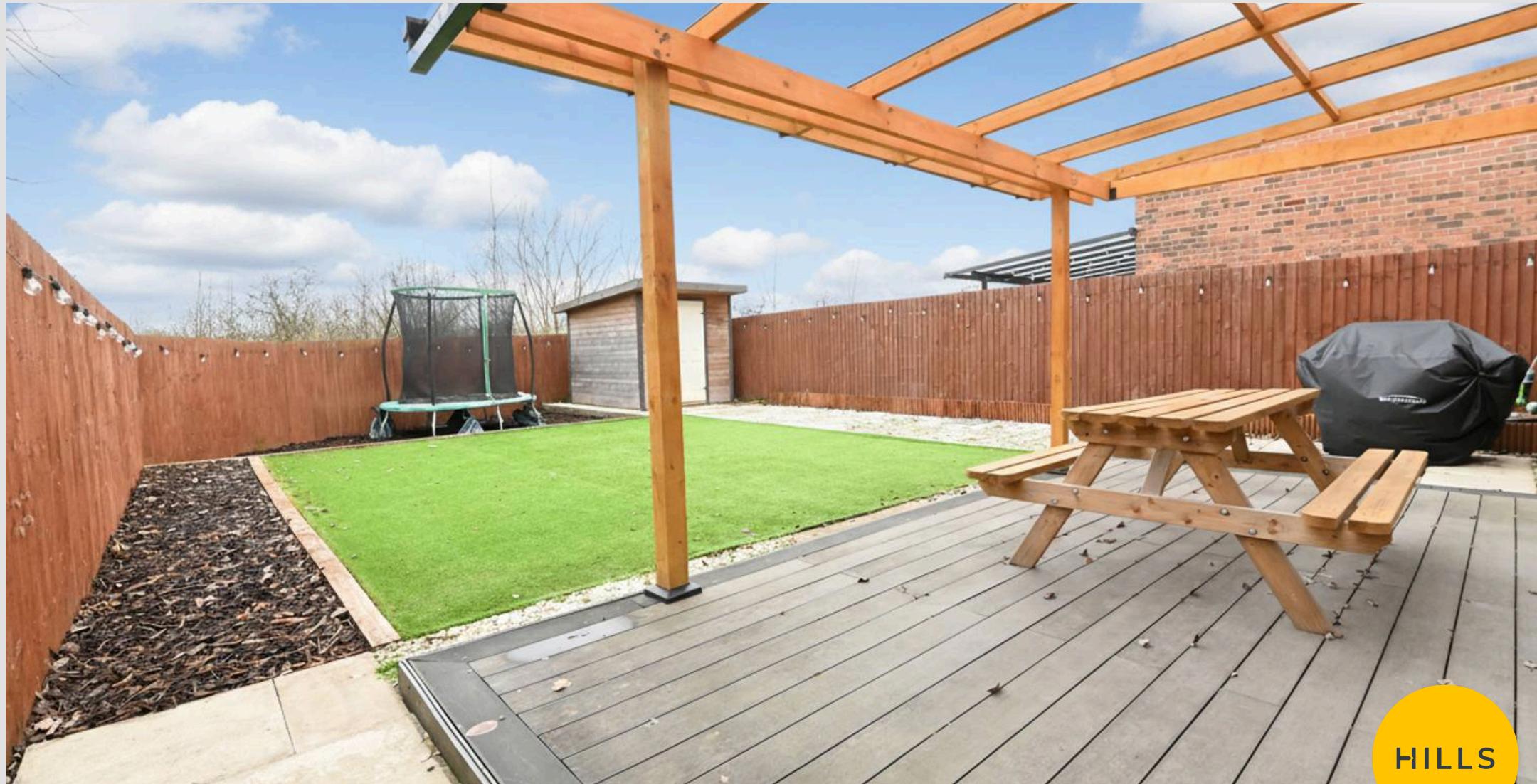
Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)









HILLS

Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

swinton@hills.agency

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.