



62 Virginia Drive, Pendlebury

Manchester

HILLS

In Excess of £350,000

62 Virginia Drive

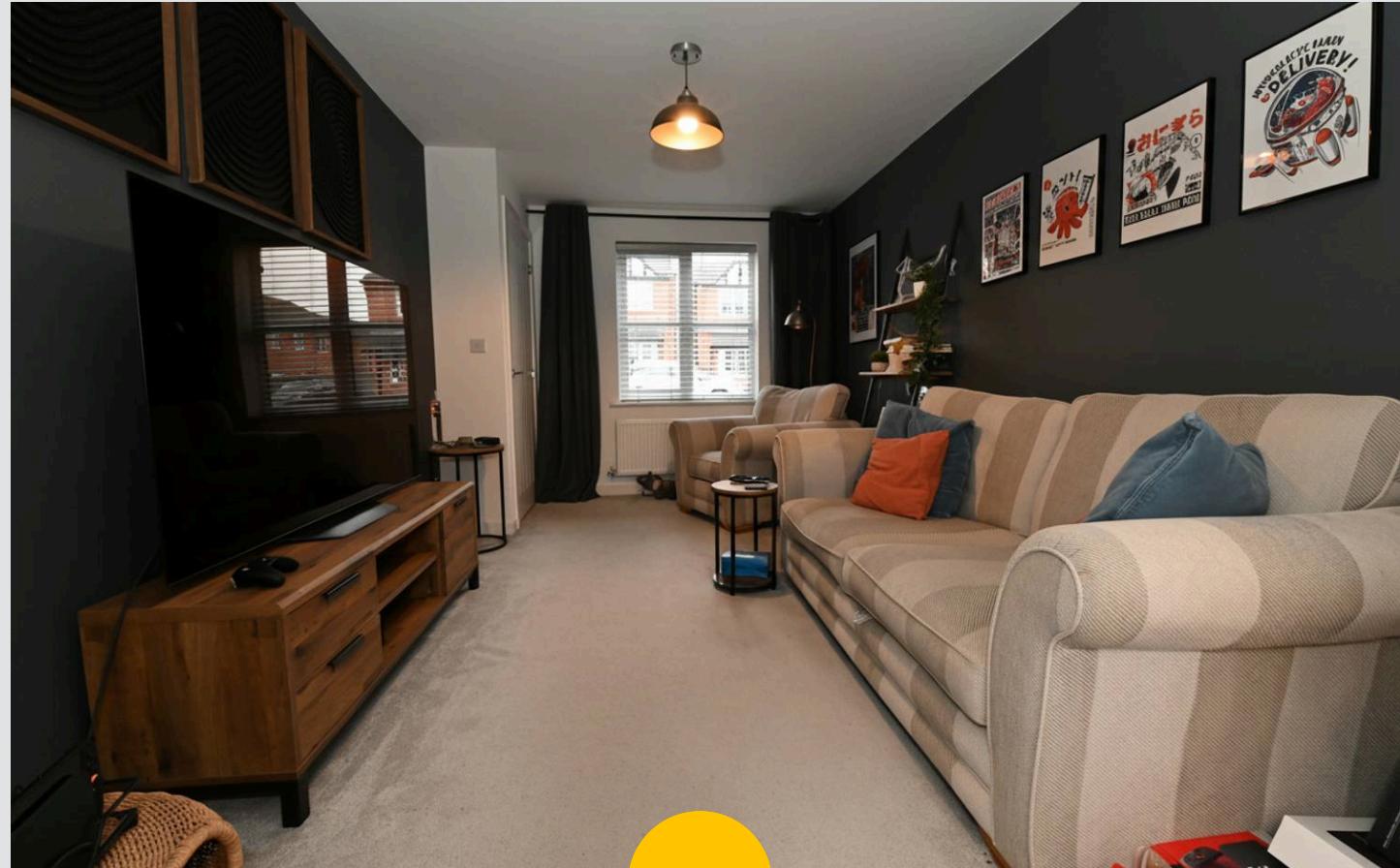
Pendlebury, Manchester

NO CHAIN! AN IMPRESSIVE DETACHED HOUSE LOCATED ON THE TRINITY POINT DEVELOPMENT IN AGEcroft. THE HOUSE IS STILL UNDER NHBC GUARANTEE. On the ground floor the property offers an entrance hall, a spacious lounge, an open plan dining room and kitchen with high spec

Council Tax band: D

Tenure: Freehold

- NO CHAIN
- VERY WELL PRESENTED MODERN DETACHED HOUSE
- THREE BEDROOMS
- THREE BATHROOMS
- HIGH SPEC KITCHEN AND FLOORING
- STILL UNDER NHBC GUARANTEE
- INTEGRAL GARAGE
- QUIET LOCATION



Garage

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

Lounge

15' 1" x 9' 2" (4.60m x 2.80m)

Kitchen / Diner

21' 0" x 8' 6" (6.40m x 2.60m)

Bedroom One

18' 4" x 11' 6" (5.60m x 3.50m)

Ensuite

7' 3" x 4' 11" (2.20m x 1.50m)

Bedroom Two

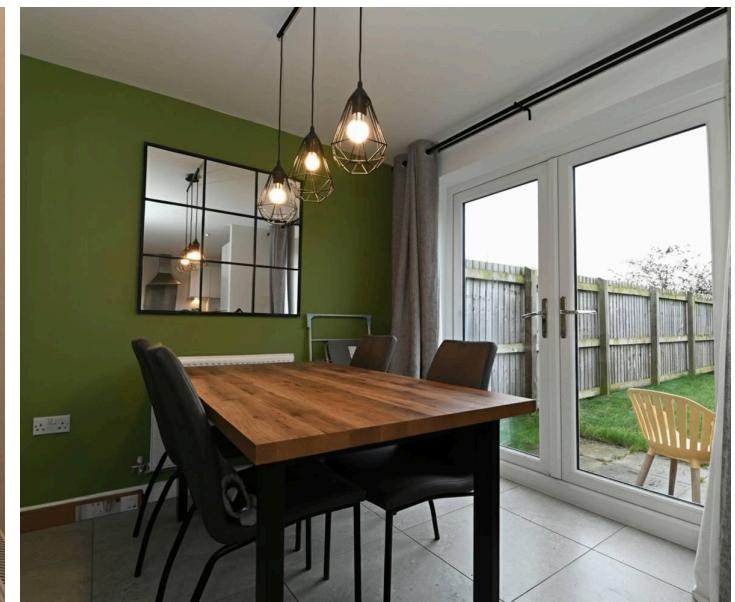
11' 10" x 9' 2" (3.60m x 2.80m)

Bedroom Three

11' 10" x 8' 10" (3.60m x 2.70m)

Bathroom

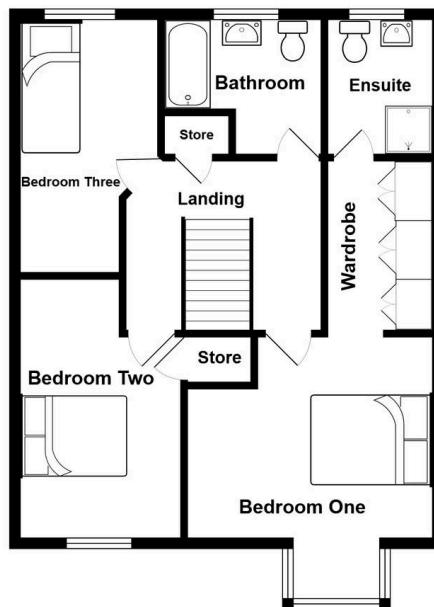
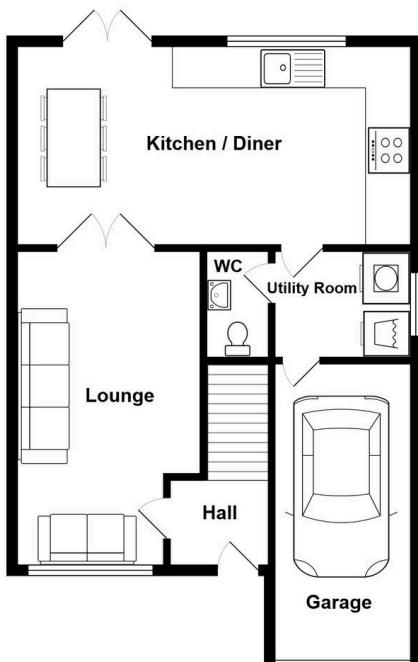
7' 3" x 6' 7" (2.20m x 2.00m)





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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.