



20 Pendlecroft Avenue, Pendlebury

Manchester

HILLS

In Excess of £230,000

# 20 Pendlecroft Avenue

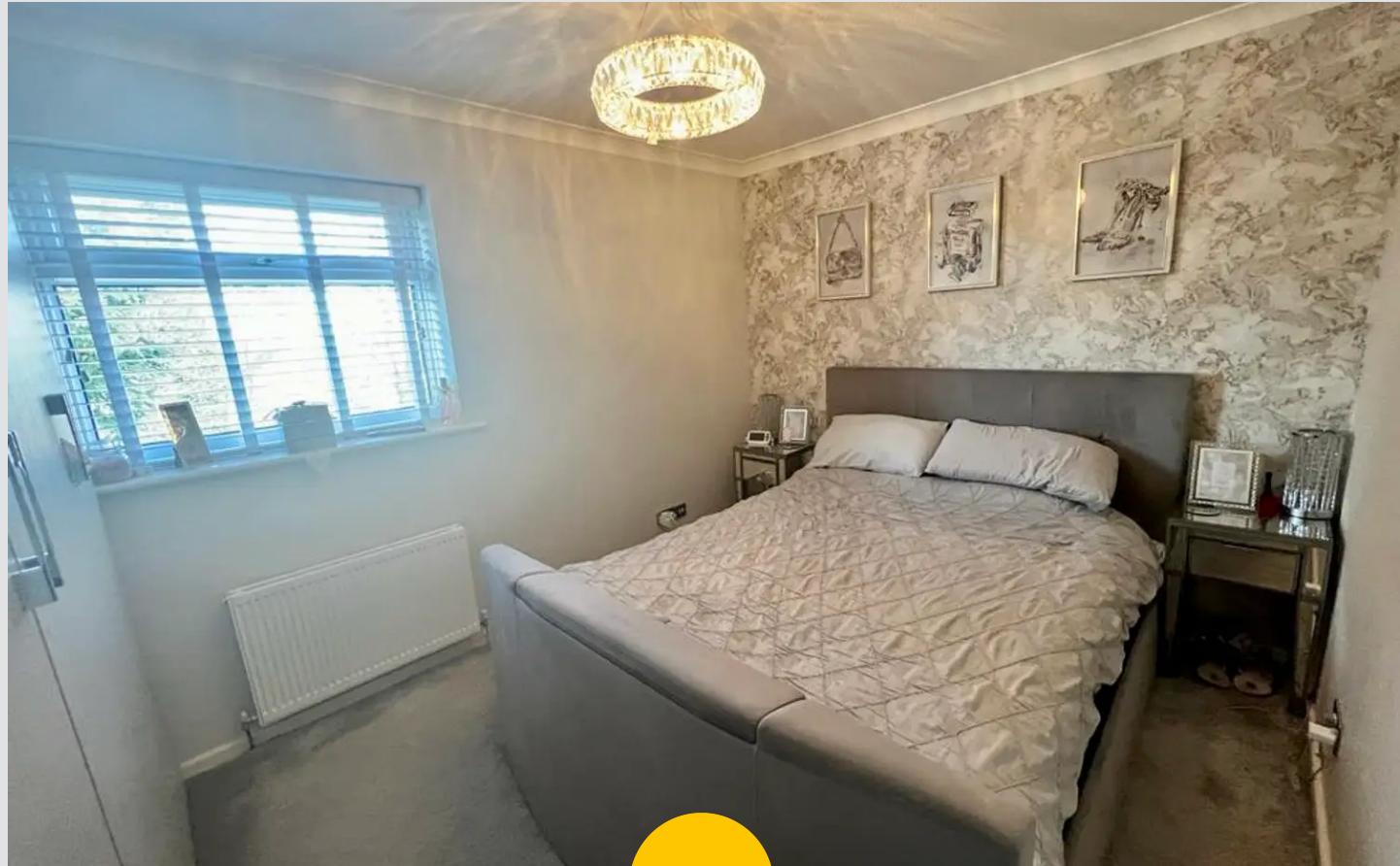
Pendlebury, Manchester

A BEAUTIFULLY PRESENTED, FULLY REFURBISHED SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO CHAIN!

Council tax band: B

Tenure: Freehold

- NO CHAIN
- FULLY REFURBISHED
- TWO BEDROOM SEMI DETACHED HOUSE
- NEW KITCHEN AND BATHROOM
- TASTEFULLY DECORATED THROUGHOUT
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- GARDEN TO THE REAR
- DRIVEWAY FOR PARKING
- CONVENIENT FOR LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS



HILLS



**Living room**

15' 5" x 11' 10" (4.7m x 3.6m)

**Kitchen/Dining Room**

9' 2" x 11' 10" (2.8m x 3.6m)

**Landing****Bedroom 1**

11' 10" x 9' 2" (3.6m x 2.8m)

**Bedroom 2**

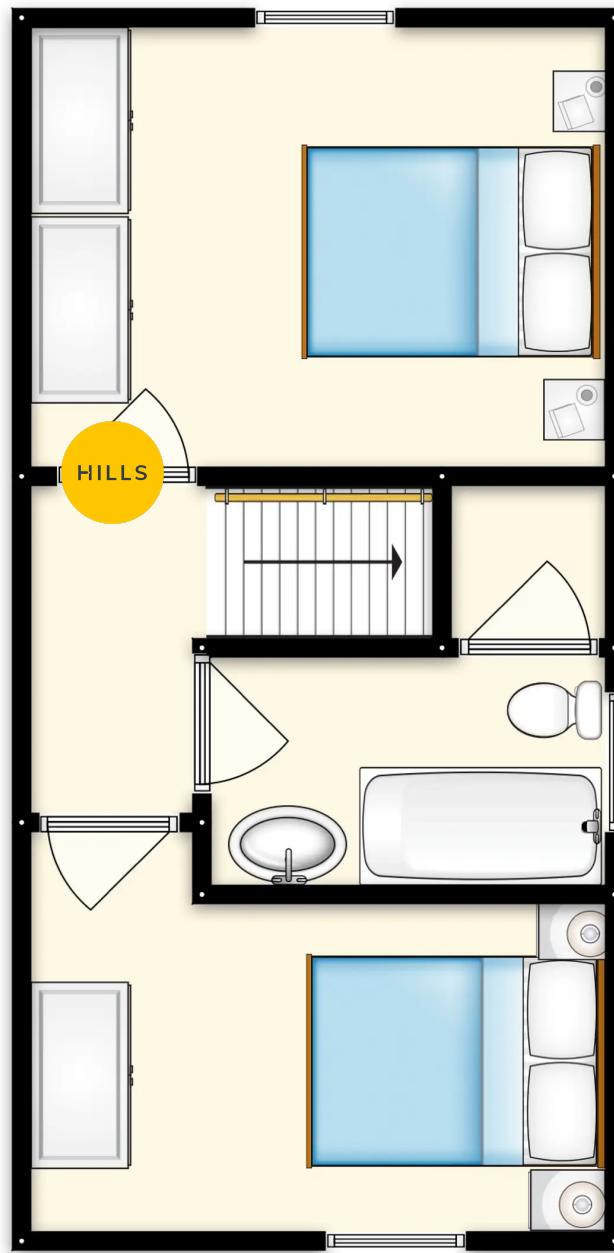
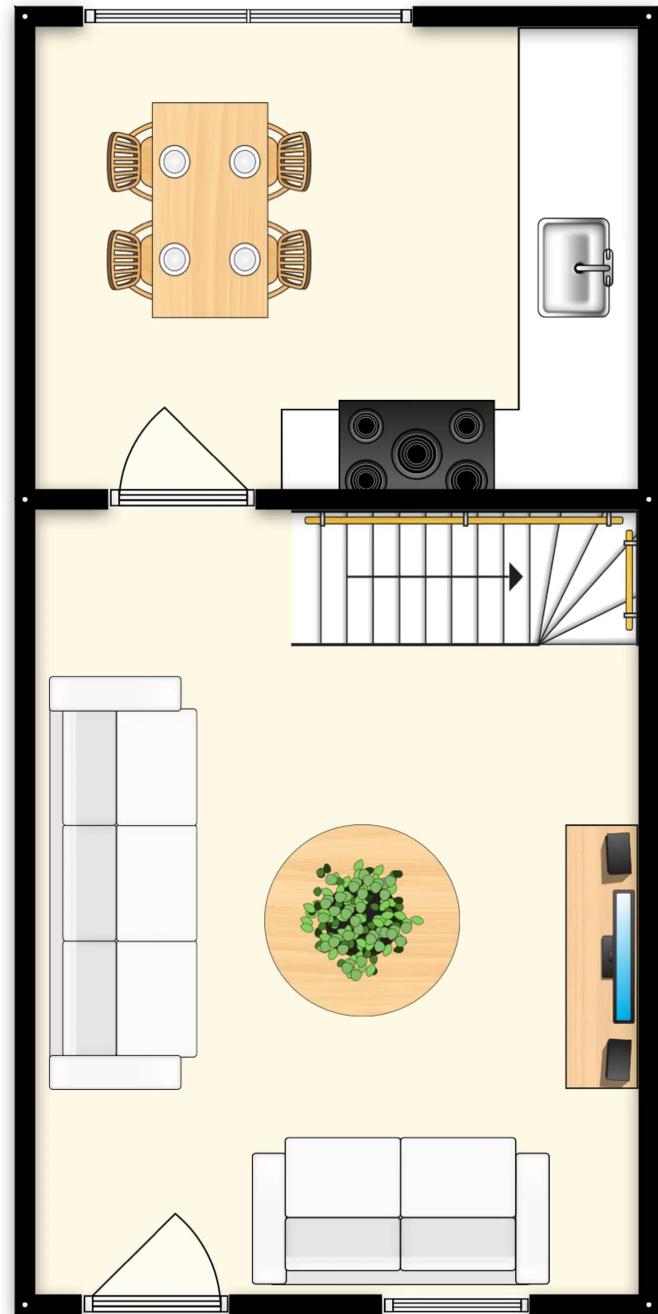
8' 2" x 11' 10" (2.5m x 3.6m)

**Bathroom**

8' 10" x 4' 3" (2.7m x 1.3m)









## Hills Swinton | Salfords Estate Agent

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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.

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.