



44 Bolton Road, Pendlebury

Manchester



In Excess of £300,000

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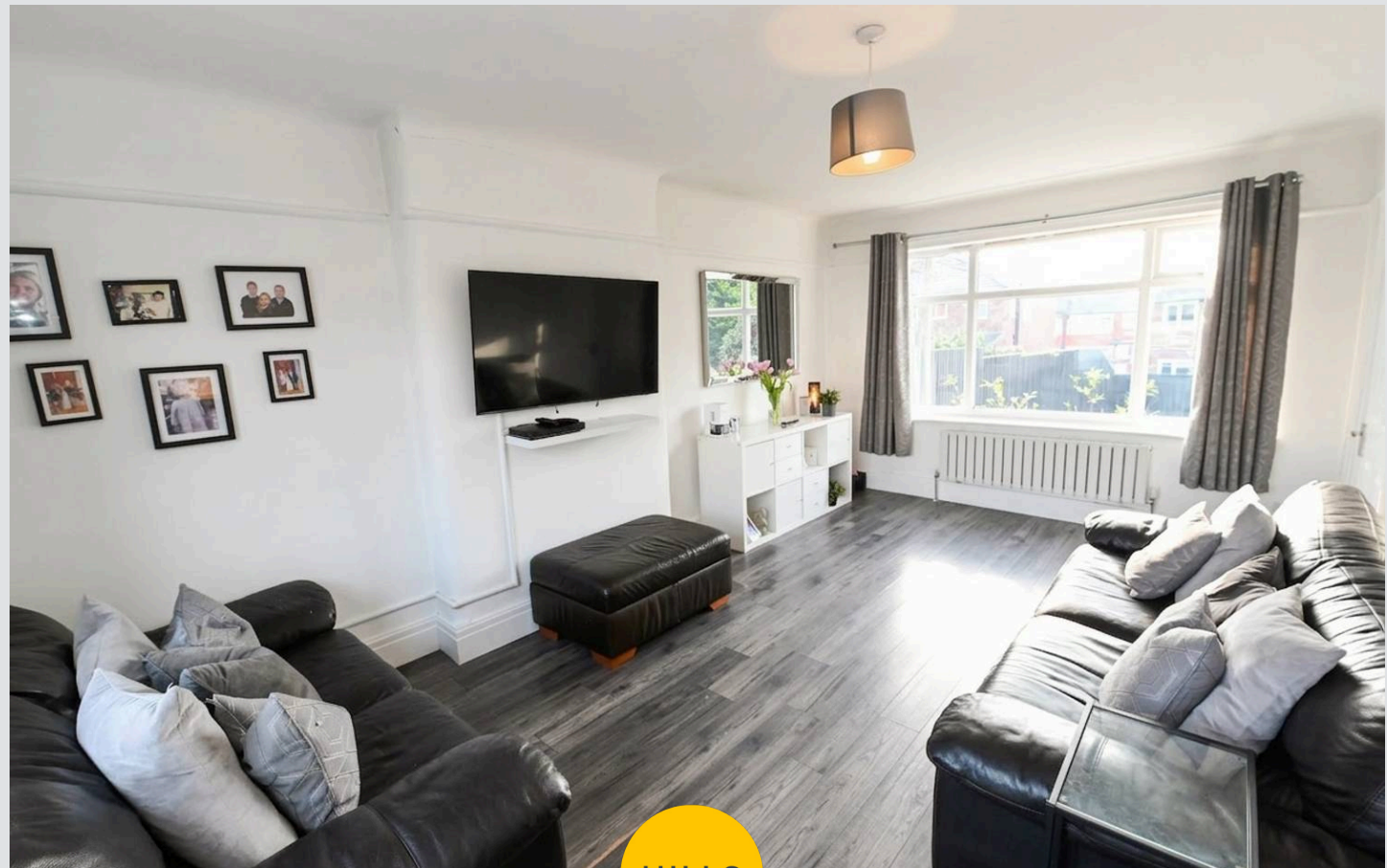
Pendlebury, Manchester

PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE, this FANTASTIC DETACHED HOME features 3 BEDROOMS and a MODERN BATHROOM TO THE FIRST FLOOR, whilst the ground floor comprises of a porch, hallway, lounge, and MODERN KITCHEN. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from

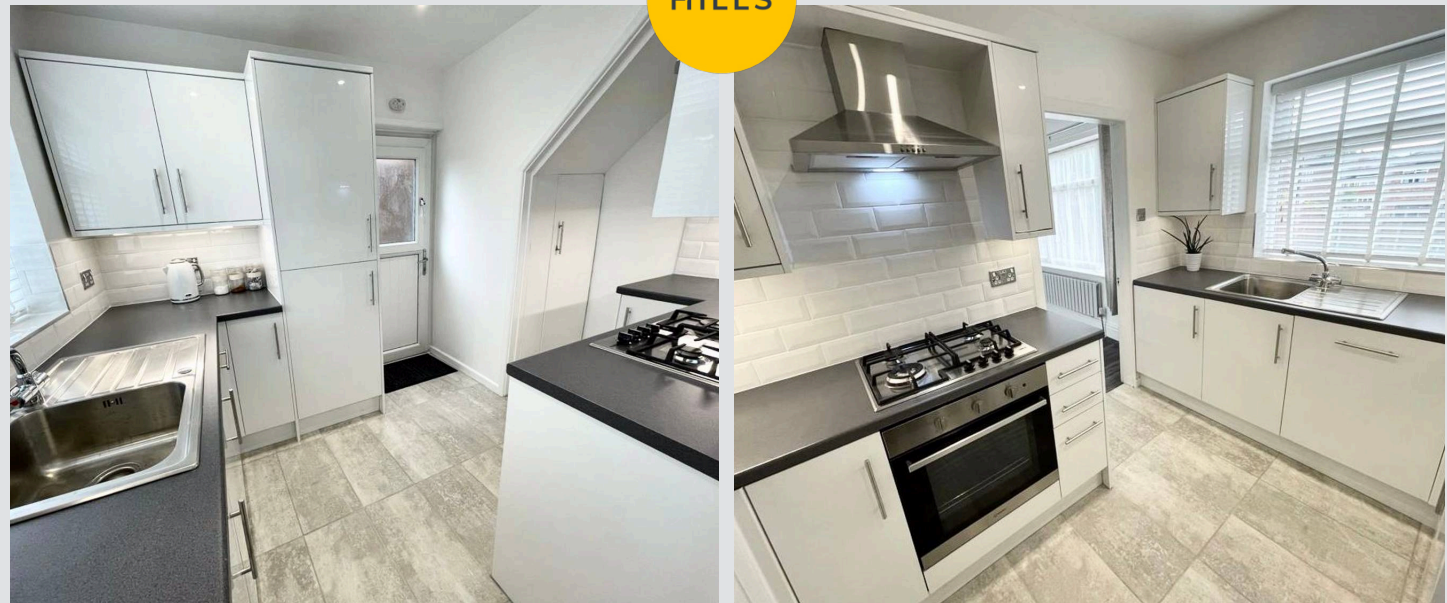
Council Tax band: B

Tenure: Freehold

- DETACHED HOME
- 3 BEDROOMS
- LARGE SOUTHERLY FACING REAR GARDEN
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATED
- MODERN KITCHEN & BATHROOM
- OFF-ROAD PARKING FOR MULTIPLE CARS
- POPULAR RESIDENTIAL AREA



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Kitchen

Dimensions: 10' 10" x 7' 7" (3.3m x 2.3m).

Bedroom 1

Dimensions: 10' 10" x 9' 6" (3.3m x 2.9m).

Bedroom 3

Dimensions: 8' 2" x 7' 10" (2.5m x 2.4m).

Hallway

Dimensions: 7' 10" x 6' 7" (2.4m x 2.0m).

Entrance Porch

Dimensions: 5' 7" x 2' 11" (1.7m x 0.9m).

Bedroom 2

Dimensions: 10' 10" x 7' 10" (3.3m x 2.4m).

Externally

Off-road parking to the front for multiple cars. To the rear a large well-maintained garden with lawn, planted borders, and a decked seating area.

Bathroom

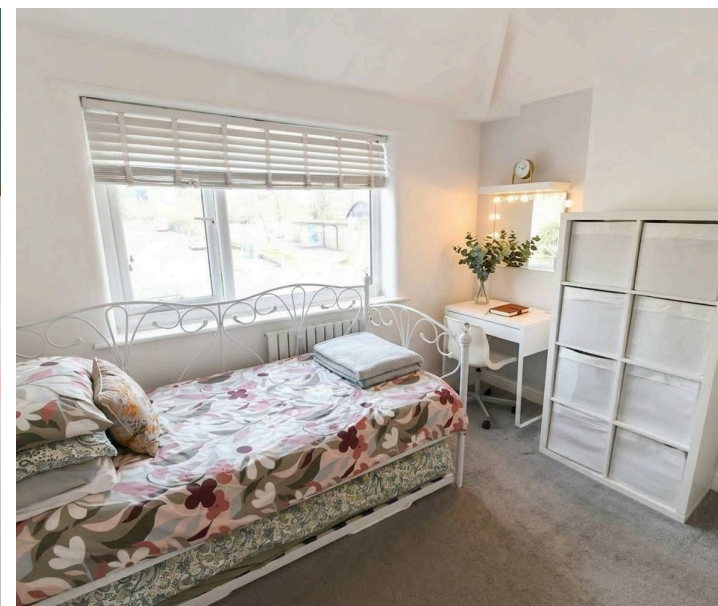
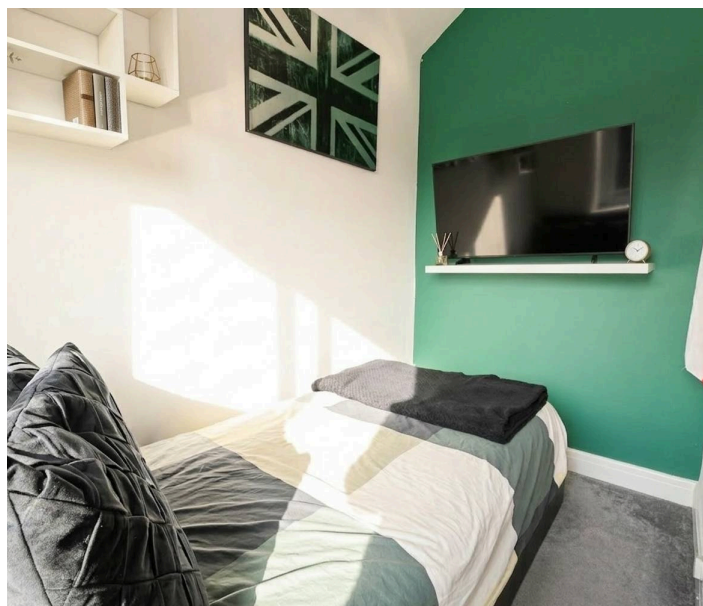
Dimensions: 7' 10" x 5' 11" (2.4m x 1.8m).

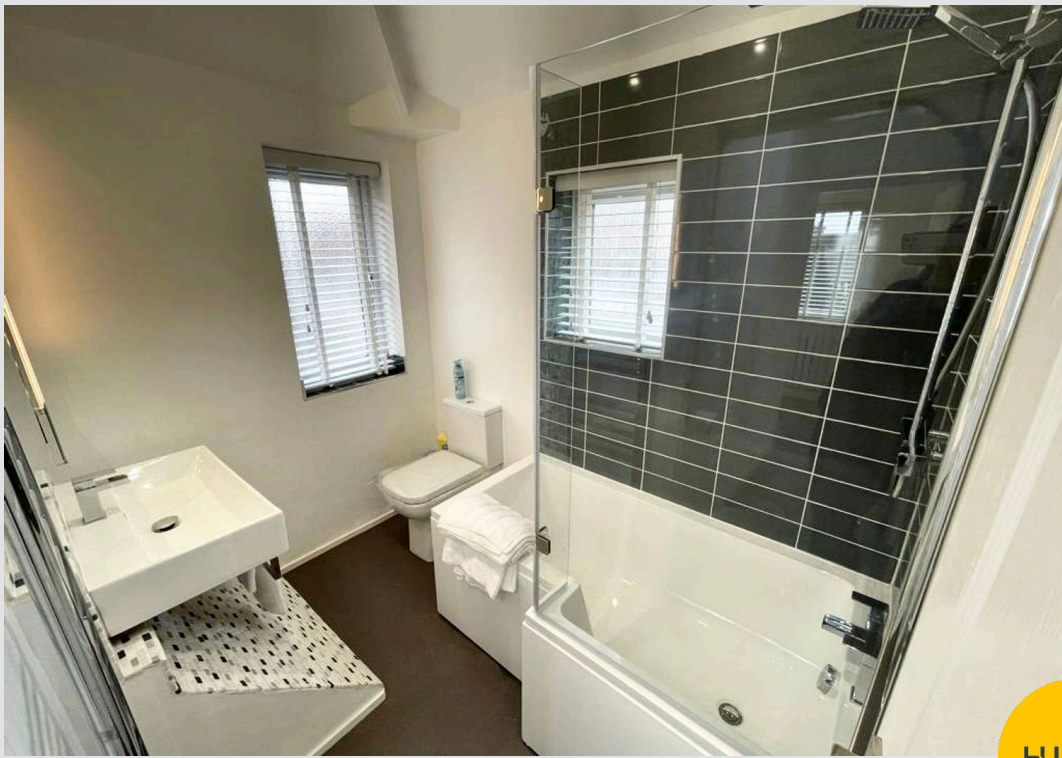
Reception 1

Dimensions: 17' 9" x 11' 2" (5.4m x 3.4m).

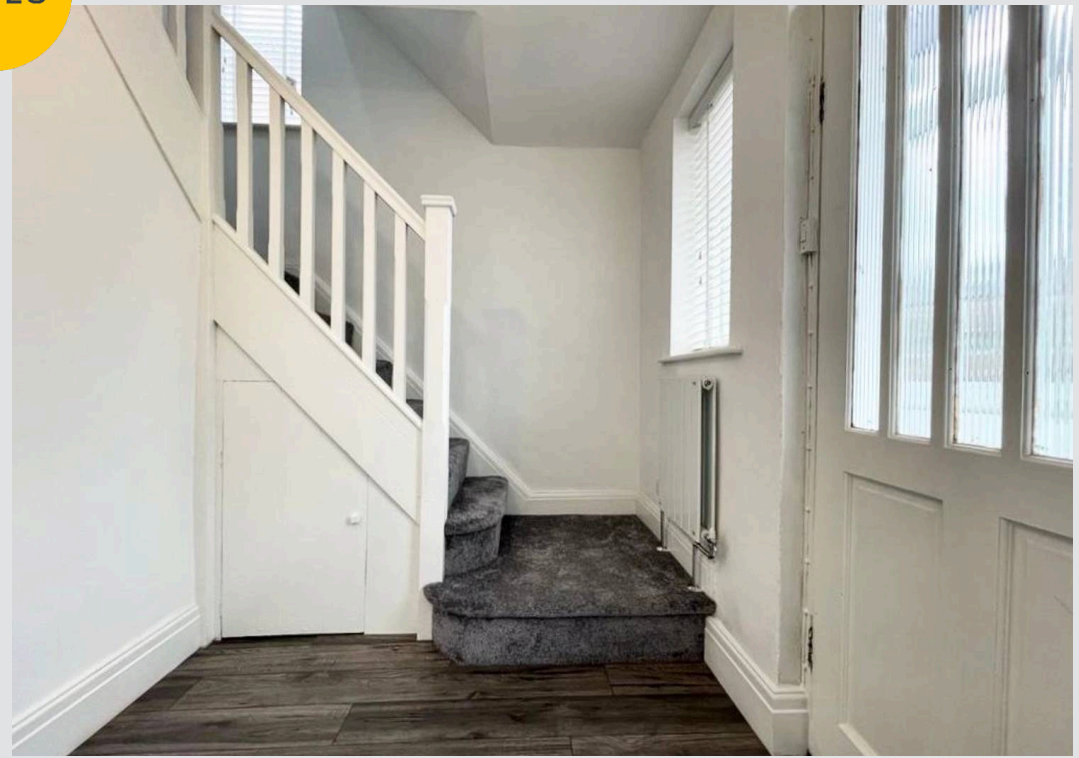
First Floor Landing

Dimensions: 6' 3" x 3' 3" (1.9m x 1.0m).





HILLS







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