

estate agents & letting agents

£114,950

84 Pendlebury Road, Pendlebury, Swinton, Manchester,

- 3 Bedroom Semi Detached
- 3 Reception Rooms
- Fitted Kitchen
- GCH, Double Glazing

- Family Bathroom
- Gardens, Driveway
- Tenant In Situ
- Viewing Recommended

We are pleased to offer for sale this three bedroom semi detached family home. Situated within easy access of; Local schools, Swinton Town centre with all its amenities and the A580. Suitable as a buy to let with tenant in situ. Viewing recommended.

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855 63 Manchester Road Pendlebury Swinton M27 5FX Tel: 0161 736 8777 Fax: 0161 736 8555 Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk

Russell James Estate Agents Limited

FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.

Please type or click this weblink to see interactive floor plans

LOCATION

Rom our office on Newearth Road proceed towards Walkden, at roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto Manchester Road keeping in the left hand lane at lights go straight ahead, following the road along, going under the motorway bridge and continuing into Swinton along the A6. Once past the Police Station take the left at the main traffic lights onto Station Road and follow to the end to traffic lights. Turn right at the lights onto A666 Bolton Road and then take the third right into Pendlebury Road. The property is on the left hand side further along.

NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

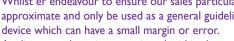
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

ENERGY PERFORMANCE CERTIFICATE

Date of assessment: 31 J	-detache	ed house 14 14 s to see w	hich proper	Reference number Type of assessment Total floor area: ties are more energy	nt: RdSi 77 m	AP, existin	29-9777-0343 ig dwelling
Estimated energy costs of dwelling for 3 years:						£ 2,2	39
Over 3 years you could save						£ 351	
Estimated energy cos	sts of	this ho	ome				
	Current costs			Potential costs		Potentia	I future savings
Lighting	£ 159 c	£ 159 over 3 years		£ 159 over 3 years			
Heating	£ 1,842	2 over 3 y	ears	£ 1,572 over 3 years £ 207 over 3 years £ 1,938		You could save £ 351 over 3 years	
Hot Water	£ 288 c	over 3 yea	ars				
Totals	£ 2,289	9					
vater. This excludes energy us	e for ru	nning ap	pliances like	uld spend in this pro e TVs, computers a	perty for h nd cookers	eating, lig s, and any	hting and hot electricity
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Whilst er endeavour to ensure our sales particulars are accurate, all information must be considered approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin or error.

Appliances and services mentioned within these details have not been tested and we therefore cannot verify that they are in working order.

These details do not constitute any part of an offer or contract.

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE

14'9 x 10'3 (4.50m x 3.12m)

Nice size room with gas fire, fire surround with mantle and hearth, dado rail, laminate wood flooring and bay window to front.

DINING ROOM

13'6 x 10'3 (4.11m x 3.12m)

Space for dining table and patio doors to rear.

BREAKFAST AREA

6'9 x 5'9 (2.06m x 1.75m)

Space for breakfast table, laminate wood flooring and door to: Window to side.

FITTED KITCHEN

13'0 x 7'8 (3.96m x 2.34m)

Fitted with a range of wall, display and base units with co-ordinating worktops, gas cooker with extractor over, spaces for washing machine, fridge and freezer. Partially tiled walls, window to rear and door to side.

FIRST FLOOR

LANDING

BEDROOM 1

11'2 x 10'10 (3.40m x 3.30m)

Double room with laminate wood flooring and window to front.

BEDROOM 2

10'4 x 10'10 (3.15m x 3.30m)

Double room with laminate wood flooring and window to rear.

BEDROOM 3

7'0 x 6'0 (2.13m x 1.83m)

Single bedroom with laminate wood flooring and window to front.

FAMILY BATHROOM

6'10 x 5'10 (2.08m x 1.78m)

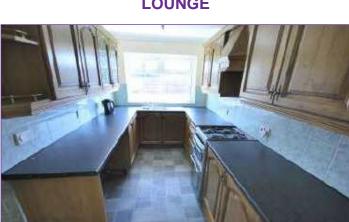
Fitted with a suite comprising of: panelled bath with shower over, pedestal wash hand basin and low level w.c. Partially tiled walls and window to rear.

GARDENS

To the front is a small paved garden a long paved driveway giving ample off road parking and double gates. The garden to the rear is laid to lawn with a paved patio area.



LOUNGE



FITTED KITCHEN



BEDROOM 1



BEDROOM 3



DINING ROOM



BREAKFAST AREA



BEDROOM 2



FAMILY BATHROOM