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Holden Drive, Pendlebury, Swinton

£265,000



This charming 3-bedroom semi-detached property offers a warm and inviting atmosphere, nestled within a serene family-friendly estate. Conveniently located near schools, amenities, and commuter routes to Manchester City Centre, Salford Quays, and Media City, it ensures both comfort and accessibility for its residents.

Upon entering, you're greeted by a welcoming entrance hallway, leading seamlessly into the heart of the home. To the left lies the well-appointed kitchen, providing a delightful space for culinary endeavours and casual dining. Continuing through the hallway, you'll discover the spacious living room, bathed in natural light pouring through patio doors that open up to the tranquil private rear garden—a perfect spot for outdoor relaxation and entertaining. Completing the ground floor is a convenient W/C, offering practicality for daily living.

Ascending to the first floor, you'll find three generously sized bedrooms, each offering a peaceful retreat for rest and rejuvenation. Accompanying the bedrooms is a stylish family bathroom, providing a haven for relaxation and personal care routines.

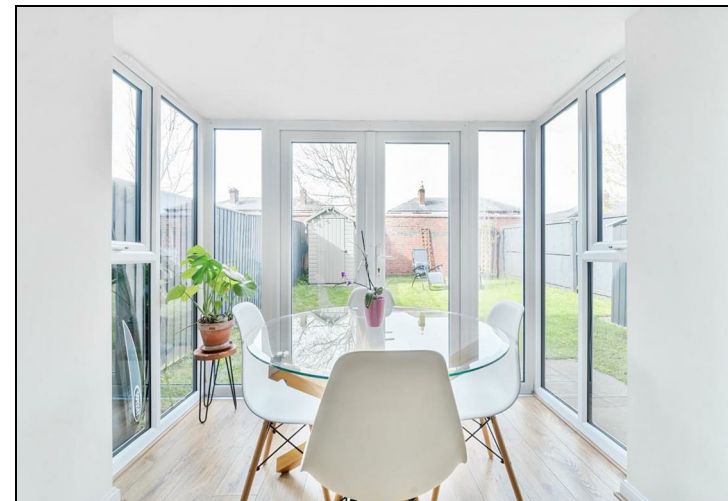
Externally, the property boasts ample parking space for multiple vehicles, ensuring ease and convenience for residents and guests alike.

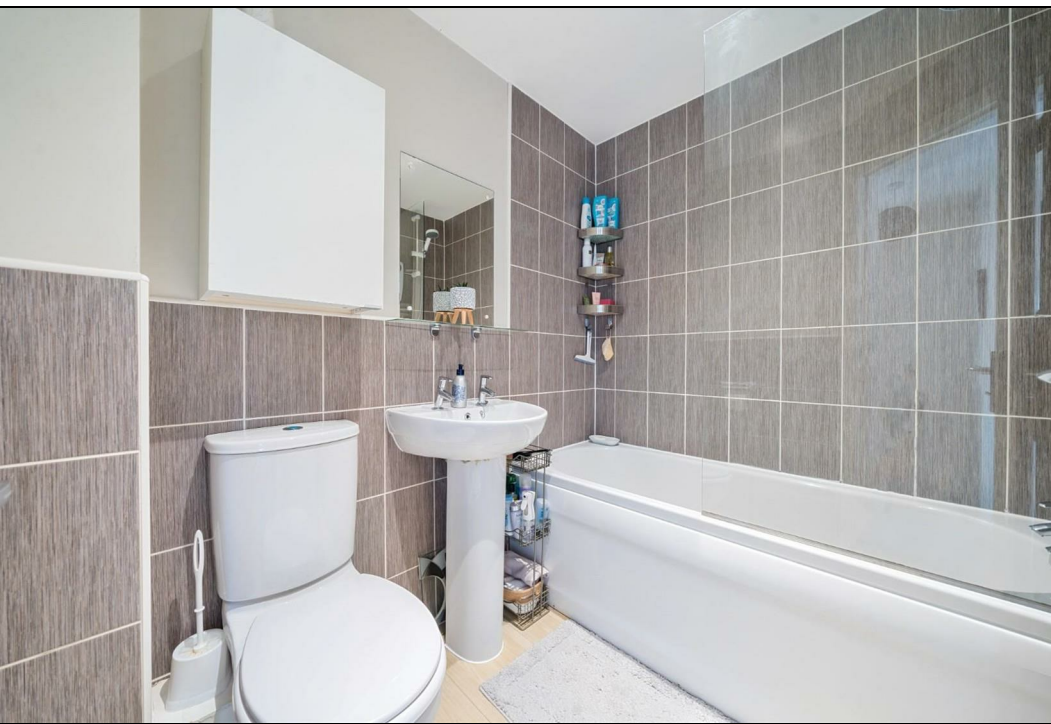
This property epitomises comfortable family living, blending modern convenience with a welcoming ambiance, and offering easy access to essential amenities and transportation links—a true haven for those seeking a harmonious balance of convenience and tranquillity.



KEY FEATURES

- Perfect for First Time Buyers
 - Move in Ready
 - Three Bedrooms
 - Off Road Parking
- Sought After Location
- Close to Amenities

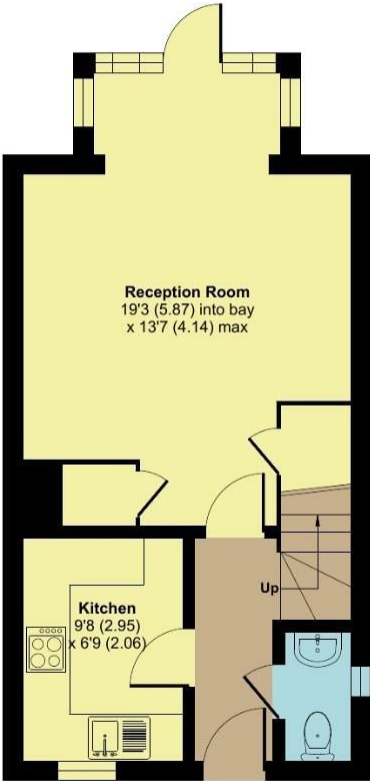




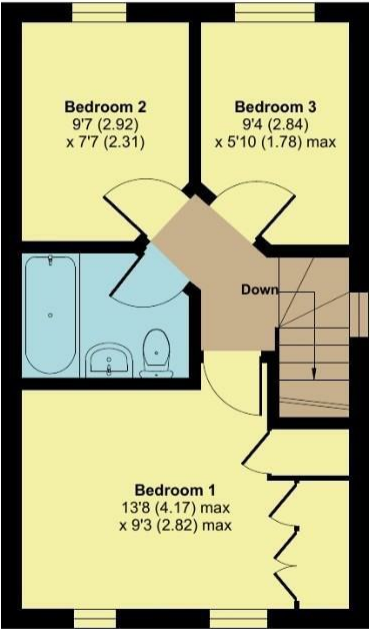


Holden Drive, Pendlebury, Swinton, Manchester, M27

Approximate Area = 735 sq ft / 68.2 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 35.7 SQ M
(385 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 32.5 SQ M
(350 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1120224



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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