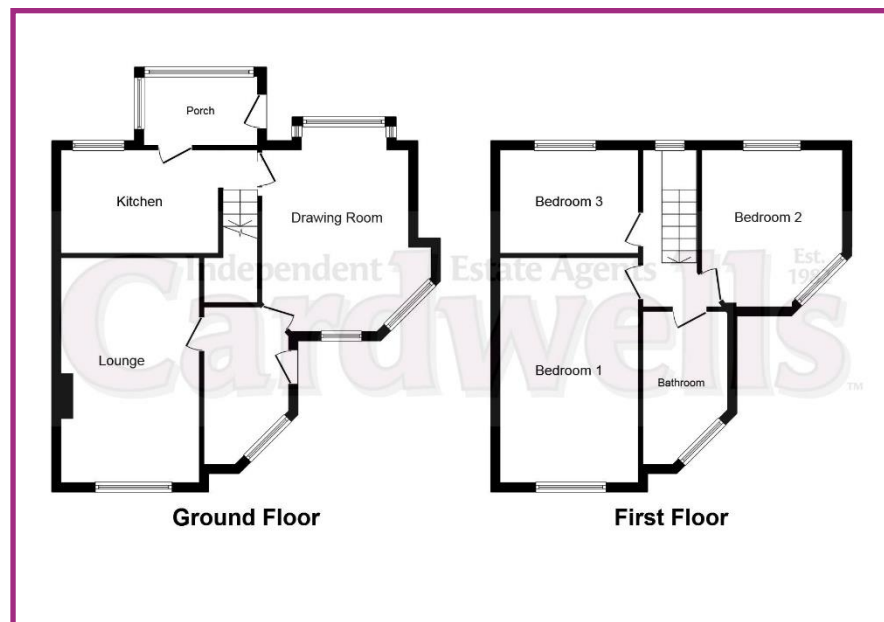


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**QUEENS DRIVE, PRESTWICH, M25 0LB**



- Deceptively Spacious Property
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Rear Porch
- Off Road Parking to Front
- Good Sized Rear Garden
- Ideal Synagogue Location
- Early Viewing Advised



**OIRO £400,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



This quirky and character full three bedroomed end terraced property is deceptively spacious and ideally located within Prestwich village and having the priceless prestige of being next door to the synagogue. The accommodation is well presented and briefly comprises entrance hall, lounge, dining room, fitted kitchen, rear porch, three double bedrooms, and a bathroom with three-piece suite. A highly individual property, early viewing is advised which is strictly by appointment only and can be arranged through the Cardwells Estate Agents Bury office on 0161 761 1215, email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** 10' 11" x 6' 4" (3.32m x 1.93m) Double glazed door to the side elevation leading into the hall. Lead effect window. Stairs leading off to first floor landing. Radiator. Sink unit. Wooden flooring.

**Lounge** 17' 1" x 10' 6" (5.2m x 3.2m) Double glazed window to the front elevation. Wooden surround. Laminate floor. Picture rail.

**Dining Room** 13' 10" x 11' 6" (4.21m x 3.5m) Double glazed windows to the front side and rear elevations. Two radiators. Laminate flooring. Picture rail.

**Kitchen** 12' 0" x 7' 10" (3.65m x 2.39m) Door and double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset 1 1/2 bowl sink and drainer. Four ring electric hob with double oven. Space for fridge freezer. Central heating boiler. Plumbed for dishwasher. Integrated washing machine.

**Rear Porch** Glazed windows to the rear and side elevations with stable door to the side. Tiled floor.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access. Wood flooring. Dado rail.

**Bedroom One** 15' 9" x 10' 9" (4.79m x 3.27m) Double glazed window to front elevation. Radiator. Built in storage. Picture rail.

**Bedroom Two** 12' 2" x 10' 6" (3.7m x 3.2m) Double glazed windows to the front and rear elevations. Laminate floor. Dado rail. Radiator.

**Bedroom Three** 10' 9" x 9' 2" (3.27m x 2.79m) Double glazed window to the rear elevation. Radiator.

**Bathroom** Double glazed window to the front elevation. Three piece suite comprising bath with shower and screen over, pedestal wash, hand basin and WC. Chrome heated towel rail. Tiled elevations.

**Externally** The front of the property enjoys gravel driveway parking for up to 3 vehicles with mature, shrub borders and path, leading round to the side, which has a good sized wall enclosed garden with twin planted areas, stone flag seating area and mature shrubs. Shed.

**Price** OIRO £400,000

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1214, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

